

## Te Tai o Poutini Plan Proposed Plan

# Submission form

Te Tai o  
Poutini Plan  
Proposed  
Plan

Have  
your  
say!

We need your feedback. We want to hear from you on the proposed Te Tai o Poutini Plan. What do you support and what would you like changed? And why? It is just as important to understand what you like in the Proposed Plan as what you don't. Understanding everyone's perspectives is essential for developing a balanced plan.

## Your details:

First name: Amelia Surname: Haskell

Are you submitting as an individual, or on behalf of an organisation?  Individual  Organisation

Organisation (if applicable): Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora

Would you gain an advantage in trade competition through this submission?  Yes  No

If you **could** gain an advantage in trade competition through this submission please complete the following:

I am  /am not  directly affected by an effect of the subject matter of the submission that (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.

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Signature: AjHaskell Date: 30/09/2022

## Your submission:

The specific provisions of the proposal that my submission relates to are:

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Strategic Direction            | <input checked="" type="checkbox"/> Energy Infrastructure and Transport | <input checked="" type="checkbox"/> Hazards and Risks |
| <input checked="" type="checkbox"/> Historical and Cultural Values | <input checked="" type="checkbox"/> Natural Environment Values          | <input checked="" type="checkbox"/> Subdivision       |
| <input checked="" type="checkbox"/> General District Wide Matters  | <input checked="" type="checkbox"/> Zones                               | <input type="checkbox"/> Schedules                    |
| <input type="checkbox"/> Appendices                                | <input checked="" type="checkbox"/> General feedback                    |   |

All submitters have the opportunity to present their feedback to Commissioners during the hearings process. Hearings are anticipated to be held in the middle of 2023. Please indicate your preferred option below:

I wish to speak to my submission  I do not wish to speak to my submission

If others make a similar submission, would you consider presenting a joint case with them at a hearing?

Yes, I would consider presenting a joint case  No, I would not consider presenting a joint case

**Public information** - all information contained in a submission under the Resource Management Act 1991, including names and addresses for service, becomes public information. The content provided in your submission form will be published to the Te Tai o Poutini Plan website and available to the public. It is your responsibility to ensure that your submission does not include any personal information that you do not want published.

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Te Tai o Poutini  
PLAN

A combined district plan for the West Coast



Submitter name:	
Contact person:	
Contact email:	

Instructions: This spreadsheet template has been made available to assist submitters wishing to make submissions on a significant number of provisions in the Proposed Plan.

If you are using this spreadsheet, please also complete a submission form with the details of the submitter. This can be done by either:

1. downloading and completing a submission form from the Council's website and lodging the form and this spreadsheet via email to info@tppp.nz; or
2. using the online submission tool accessible from the Council's website to upload this document as a supporting document. If you choose this method, please add one submission point to your online submission and select [General] as the Plan Section and [General] as the Provision.

To add your submission points to this spreadsheet, please scroll to the relevant Plan Section and click the '+' symbol to expand the group to show all of the provisions within that section. In the row containing the provision you wish to submit on, select one of the options from the Support/oppose column (click in the relevant cell and an arrow button will appear that presents a dropdown list). Add the reasons and the decision you seek in the next two columns. Please ensure you add both reasons and decision sought as these are an important part of your submission. If you are asking for a new provision to be added to a section, please include that in the row for the first provision in that section (the spreadsheet does not allow new rows to be added). Similarly, if you wish to make a submission that relates to a whole section of the Plan, please include that in row for the first provision in that section.

If you require any assistance with using this spreadsheet, please contact the District Plan team at info@tppp.nz.

Plan section	Provision	Support Oppose	Reasons	Decision sought
<b>[General]</b>				
<b>Whole Plan</b>				
Whole Plan	Whole plan	Support	<p>Pursuant to the Pae Ora (Healthy Futures) Act 2022, the New Zealand Health and Disability Act 2000, and the Health Act 1956, the submitter is responsible for</p> <ul style="list-style-type: none"> <li>•protecting, promoting, and improving the health of all New Zealanders, and</li> <li>•achieving equity in health outcomes among New Zealand's population groups, including by striving to eliminate health disparities, in particular for Māori; and</li> <li>•building towards pae ora (healthy futures) for all New Zealanders.</li> </ul> <p>While health care services are an important determinant of health, health is also influenced by a wide range of factors beyond the health sector. These influences can be described as the conditions in which people are born, grow, live, work and age, and are impacted by environmental, social and behavioural factors. They are often referred to as the 'social determinants of health.</p> <p>Local government is one of the most important and powerful influences on the health and wellbeing of communities and populations. Decisions made regarding land and water use, infrastructure, energy and transport, and the built and natural environment significantly affect health and wellbeing. The proposed objectives, policies and rules within the Plan will play a key role in shaping community health and wellbeing on Te Tai o Poutini, the West Coast. For example, a healthy natural environment underpins and supports wellbeing. It sustains life through, among other things, the provision of resources, food production and gathering, and opportunities to commune with nature or challenge ourselves in all manner of recreational pursuits. Furthermore, decisions regarding housing, energy, infrastructure, transport</p>	
<b>Introduction Section</b>				
<b>How The Plan Works Section</b>				
<b>Interpretation Section</b>				
<b>Glossary Section</b>				
<b>Abbreviations Section</b>				
<b>National Direction Instruments Section</b>				
<b>Tangata Whenua Section</b>				
<b>PART 2 - DISTRICT WIDE MATTERS Section</b>				
<b>Strategic Direction Section</b>				
Strategic Direction	STRATEGIC DIRECTION	Amend	There appears to be an error in that Agriculture is not included under this heading but it is discussed	Recommend that Agriculture is included as it is discussed in this section.
Strategic Direction	Strategic Directions Overview	Support in part	Te Mana Ora recommends that improving and protecting the health and wellbeing of residents, workers and visitors across Te Tai o Poutini is also included in the list of priorities that the Strategic Directions are intended to demonstrate. Prioritising health and wellbeing will support resilient and empowered communities, will ensure that health-promoting environments, including the natural environment, are promoted and protected for the benefit of the population's health, and will attract new residents and visitors to Te Tai o Poutini.	<p>Recommend the following amendment:  <i>The Strategic Directions are intended to demonstrate:</i></p> <ol style="list-style-type: none"> <li>1. <i>Commitment to, and articulation of the Councils' partnership with Poutini Ngāi Tahu;</i></li> <li>2. <i>Alignment with the communities' aspirations for development while maintaining environmental quality across the West Coast/ Te Tai o Poutini;</i></li> <li>3. <i>Support and improve the health and wellbeing of residents, workers, and visitors across the West Coast/ Te Tai o Poutini;</i></li> <li>4. ...</li> </ol>
Strategic Direction	AG			
Strategic Direction	Agriculture			
Strategic Direction	Agriculture Strategic Objectives			
Strategic Direction	AG - 01	Support	We support this objective.	Retain objective.
Strategic Direction	AG - 02	Support	We support this objective.	Retain objective.
Strategic Direction	CR			
Strategic Direction	Connections and Resilience			
Strategic Direction	Connections and Resilience Strategic Objectives			
Strategic Direction	CR - 01	Support	We strongly support the recognition of the impacts of climate change and the importance of strengthening the resilience of communities for good public health outcomes.	Retain objective.
Strategic Direction	CR - 02	Support	We strongly support the recognition of the impacts of climate change on the resilience of critical infrastructure for good public health outcomes.	Retain objective.
Strategic Direction	CR - 03	Support	We also support the building of critical infrastructure and connections away from natural hazards and areas that are likely to be most vulnerable to climate change impacts.	Retain objective.
Strategic Direction	CR - 04	Support	We strongly support the recognition of critical infrastructure for good public health outcomes.	Retain objective.
Strategic Direction	MIN			



Strategic Direction	Tourism			
Strategic Direction	Tourism Strategic Objective			
Strategic Direction	TRM - O1	Support	We strongly support the objective to provide for sustainable tourism development while managing the adverse effects on the environment, communities and infrastructure. We strongly support TRM-01 (2), the development of cycling and walking connections between tourism sites. We strongly support development of infrastructure that supports active transport and active leisure activities as this enhances the physical and mental health of the population.	Retain objective.
Strategic Direction	UFD			
Strategic Direction	Urban form and development			
Strategic Direction	Urban Form and Development Strategic Objective			
Strategic Direction	UFD - O1	Support in part	We support this objective, and particularly support UFD-01 (6) and UFD-01 (7). However, we recommend that urban environments and the built form should also contribute to the health and wellbeing of residents, workers, and visitors. The urban environment and built forms, if designed to be health-enhancing, can have a significant positive impact on the health and wellbeing outcomes of residents, workers, and visitors.	Amend UFD-01 as follows: <i>To have urban environments and built form on the West Coast/ Te Tai o Poutini that:</i> 1. <i>Are attractive to residents, business and visitors;</i> 2. <i>Support the health and wellbeing of residents, workers and visitors ;</i>
<b>Energy Infrastructure and Transport Section</b>				
Energy Infrastructure and Transport	Energy Infrastructure and Transport			
<b>Energy Section</b>				
Energy	ENG			
Energy	Energy			
Energy	Overview	Support	Te Mana Ora supports the objectives and policies in this section, particularly those regarding the development of renewable energy generation activities. This should assist in moving the West Coast away from its reliance on burning coal for heating homes which has a negative impact on air quality and health.	
Energy	Other relevant Te Tai o Poutini Plan provisions			
Energy	Energy Objectives			
Energy	ENG - O1	Support	We support this objective.	Retain objective.
Energy	ENG - O2	Support	We support this objective.	Retain objective.
Energy	ENG - O3	Support	We support this objective.	Retain objective.
Energy	ENG - O4	Support	We support this objective.	Retain objective.
Energy	Energy Policies			
Energy	ENG - P1	Support	We support this policy.	Retain policy.
Energy	ENG - P2	Support in part	We strongly support clause (h) Meeting New Zealand/Aotearoa and Te Waipounamu's climate change obligations. We recognise that there may be a potential for conflict between the components of clause (c) economic, social, environmental or cultural wellbeing and clause (h), so including some indication of how these different considerations are weighted would assist users of the Plan.	Retain policy and provide an explanation of the weighting benefits to be obtained from a proposal, for example benefits to economic, social, environmental or cultural wellbeing, in conflict with meeting Aotearoa and Te Waipounamu's climate change obligations.
Energy	ENG - P3	Support	We agree that it is important to have buffering between sensitive land uses, especially residential, to minimise reverse sensitivity.	Retain policy.
Energy	ENG - P4	Support	We strongly support this policy and we agree that it is important to have adequate buffering between sensitive land uses, especially considering residential zones to minimise reverse sensitivity.	Retain policy.
Energy	ENG - P5	Support	We support this policy.	Retain policy.
Energy	ENG - P6	Support	We support this policy.	Retain policy.
Energy	ENG - P7	Support	We support this policy.	Retain policy.
Energy	ENG - P8	Support	We support this policy.	Retain policy.
Energy	ENG - P9	Support	We strongly support this policy and we agree that it is important to have adequate buffering between sensitive land uses, especially considering residential zones to minimise reverse sensitivity.	Retain policy.
Energy	Energy Rules			
Energy	Permitted Activities			
Energy	ENG - R1	Support	We support this rule.	Retain rule.
Energy	ENG - R2	Support	We support this rule.	Retain rule.
Energy	ENG - R3	Support	We support this rule.	Retain rule.
Energy	ENG - R4	Support	We support this rule.	Retain rule.
Energy	ENG - R5	Support	We support this rule.	Retain rule.
Energy	ENG - R6	Support	We support this rule.	Retain rule.
Energy	ENG - R7	Support	We support this rule.	Retain rule.
Energy	ENG - R8	Support	We support this rule.	Retain rule.
Energy	ENG - R9	Support	We support this rule.	Retain rule.
Energy	ENG - R10	Support	We support this rule.	Retain rule.
Energy	Restricted Discretionary Activities			
Energy	ENG - R11	Support	We support this rule.	Retain rule.
Energy	ENG - R12	Support	We support this rule.	Retain rule.
Energy	ENG - R13	Support	We support this rule.	Retain rule.
Energy	ENG - R14	Support	We support this rule.	Retain rule.
Energy	Discretionary Activities			
Energy	ENG - R15	Support	We support this rule.	Retain rule.
Energy	ENG - R16	Support	We support this rule.	Retain rule.
Energy	Non-complying Activities			
Energy	ENG - R17	Support	We support this rule.	Retain rule.
Energy	ENG - R18	Support	We support this rule.	Retain rule.
Energy	ENG - R19	Support	We support this rule.	Retain rule.
Energy	ENG - R20	Support	We support this rule.	Retain rule.
<b>Infrastructure Section</b>				
Infrastructure	INF			
Infrastructure	Infrastructure			

Infrastructure	Overview	Support in part	<p>We support the objectives and policies within this section, particularly objectives relating to natural hazard resilience and the impacts of climate change. The West Coast/Te Tai o Poutini is already experiencing an increased frequency and severity of weather events which have particularly strained drinking water and waste water critical infrastructure.</p> <p>We recommend that an additional policy and rules are created for Drinking Water Source Protection Zones (SPZ), to ensure that critical drinking water infrastructure is protected and drinking water quality is maintained and improved.</p>	
Infrastructure	Other relevant Te Tai o Poutini Plan provisions			
Infrastructure	Infrastructure Objectives			
Infrastructure	INF - O1	Support	We support this objective.	Retain objective.
Infrastructure	INF - O2	Support	We support this objective.	Retain objective.
Infrastructure	INF - O3	Support	We support this objective.	Retain objective.
Infrastructure	INF - O4	Support	We support this objective.	Retain objective.
Infrastructure	INF - O5	Support	We support this objective.	Retain objective.
Infrastructure	Infrastructure Policies	Amend	<p>We support the policies in this section, however we suggest an amendment: we recommend an overlay layer for drinking water infrastructure be developed for West Coast community networked drinking water supply sources in accordance with Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007. A Drinking Water SPZ would ensure that any water source used for drinking water supply is protected from potential adverse effects on the quality of the drinking water on the West Coast/ Te Tai o Poutini. Further, having a SPZ around drinking water sources may have avoided the damage that mining activities caused to the Westport and Ross drinking water supplies recently. The Canterbury Regional Council has incorporated Drinking Water SPZ in their policies (Canterbury Land and Water Regional Plan, 2018). We support this and recommend that the West Coast / Te Tai o Poutini includes this in their plan to ensure the protection of the drinking water supply and the health of the population.</p>	<p>We recommend including the additional policy as follows:  <u>INF-P7: Minimise the risk of adverse effects by subdivision, development, and activities on drinking water sources through a Drinking Water Source Protection Zone (SPZ).</u></p>
Infrastructure	INF - P1	Support	We support this policy.	Retain policy.
Infrastructure	INF - P2	Support	<p>We strongly support this policy and note the potential for public health issues when critical infrastructure is adversely impacted by natural hazards and climate change. We are aware of adverse effects to sources of public water supplies being caused by storm events.</p>	Retain policy.
Infrastructure	INF - P3	Support	We support this policy.	Retain policy.
Infrastructure	INF - P4	Support	<p>We strongly support this policy and note the on-going public health issues still being caused by subdivisions where the listed infrastructure such as sewerage and waste water treatment plant is still not in place; for instance the Franz Alpine subdivision.</p>	Retain policy.
Infrastructure	INF - P5	Support	We support this policy.	Retain policy.
Infrastructure	INF - P6	Support	We support this policy.	Retain policy.
Infrastructure	Infrastructure Rules	Amend	<p>We support the rules in this section, however we recommend that additional rules be added for a Drinking Water Source Protection Zone (SPZ). Additionally, as discussed in INF-P7, we recommend that an overlay layer be developed for Drinking Water Source Protection Zones for West Coast community networked drinking water supply sources in accordance with Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007. We recommend that Drinking Water SPZ are fully excluded from mineral prospecting, exploration and extraction activities, and other activities that may cause adverse effects to drinking water. We want to ensure that incidents similar to those affecting the Ross water supply do not happen again on the West Coast.</p>	<p>Include additional Drinking Water Source Protection Zone (SPZ) overlay rules within this section.</p>
Infrastructure	Permitted Activities			
Infrastructure	INF - R1	Support	We support this rule.	Retain rule.
Infrastructure	INF - R2	Support	We support this rule.	Retain rule.
Infrastructure	INF - R3	Support	We support this rule.	Retain rule.
Infrastructure	INF - R4	Support	We support this rule.	Retain rule.
Infrastructure	INF - R5	Support	We support this rule.	Retain rule.
Infrastructure	INF - R6	Support	We support this rule.	Retain rule.
Infrastructure	INF - R7	Support	We support this rule.	Retain rule.
Infrastructure	INF - R8	Support	We support this rule.	Retain rule.
Infrastructure	INF - R9	Support	We support this rule.	Retain rule.
Infrastructure	INF - R10	Support	We support this rule.	Retain rule.
Infrastructure	INF - R11	Support	We support this rule.	Retain rule.
Infrastructure	INF - R12	Support	We support this rule.	Retain rule.
Infrastructure	Controlled Activities			
Infrastructure	INF - R13	Support	We support this rule.	Retain rule.
Infrastructure	INF - R14	Support	We support this rule.	Retain rule.
Infrastructure	INF - R15	Support	We support this rule.	Retain rule.
Infrastructure	Restricted Discretionary Activities			
Infrastructure	INF - R16	Support	We support this rule.	Retain rule.
Infrastructure	INF - R17	Support	We support this rule.	Retain rule.
Infrastructure	INF - R18	Support	We support this rule.	Retain rule.
Infrastructure	INF - R19	Support	We support this rule.	Retain rule.
Infrastructure	INF - R20	Support	We support this rule.	Retain rule.
Infrastructure	INF - R21	Support	We support this rule.	Retain rule.
Infrastructure	INF - R22	Support	We support this rule.	Retain rule.
Infrastructure	INF - R23	Support	We support this rule.	Retain rule.
Infrastructure	Discretionary Activities			
Infrastructure	INF - R24	Support	We support this rule.	Retain rule.
Infrastructure	INF - R25	Support	We support this rule.	Retain rule.
Infrastructure	INF - R26	Support	We support this rule.	Retain rule.
Infrastructure	INF - R27	Support	We support this rule.	Retain rule.
Infrastructure	Non-complying Activities			
Infrastructure	INF - R28	Support	We support this rule.	Retain rule.
<b>Transport Section</b>				
Transport	TRN			
Transport	Transport			

Transport	Overview	Support	Te Mana Ora supports all the objectives and policies within this section. The West Coast is becoming a destination region for cycle tourism. However, it is important that transport infrastructure also supports locals to walk and cycle for everyday activities, connectivity, and wellbeing. Residents called for better cycling and walking infrastructure when providing feedback to the Regional Survey. Moreover, the 2018 Census showed that the percentage of West Coast people who walked or jogged to work (8%) was higher than the national figure of 5.2%, while the percentage of those who biked was equal to the national figure of 2%.	
Transport	Other relevant Te Tai o Poutini Plan provisions			
Transport	Transport Objectives	Support	We support this objective.	Retain objective.
Transport	TRN - O1	Support	We strongly support this objective as active transport has significant environmental health benefits - including producing no air pollution, noise pollution or greenhouse gas emissions.	Retain objective.
Transport	TRN - O2	Support	We strongly support this objective as active transport has significant environmental health benefits - including producing no air pollution, noise pollution or greenhouse gas emissions. Additionally, active transport contributes to positive physical and mental health, including reducing the impact of obesity, diabetes, and cardiovascular disease in the community.	Retain objective.
Transport	TRN - O3	Support	We strongly support this objective as improved resilience to hazards and climate change has good public health outcomes for people and communities.	Retain objective.
Transport	TRN - O4	Support	We support this objective.	Retain objective.
Transport	TRN - O5	Support	We strongly support this policy that acknowledges safety of road and rail networks and the importance of minimising the effects of noise, vibration and glare on adjoining properties for good public health outcomes.	Retain policy.
Transport	Transport Policies			
Transport	TRN - P1	Support	We strongly support this policy that acknowledges safety for communities and all road users. for good public health outcomes.	Retain policy.
Transport	TRN - P2	Support	We strongly support this policy that acknowledges safety for communities and all road users. for good public health outcomes.	Retain policy.
Transport	TRN - P3	Support	We support this policy.	Retain policy.
Transport	TRN - P4	Support	We strongly support this policy that enables accessibility, connectivity and amenity for pedestrians and cyclists thereby enabling achievement of healthy lifestyle options for people and communities.	Retain policy.
Transport	TRN - P5	Support	We support this policy.	Retain policy.
Transport	TRN - P6	Support	We strongly support this policy that enables accessibility, connectivity and amenity for pedestrians and cyclists thereby enabling achievement of healthy lifestyle options for people and communities.	Retain policy.
Transport	TRN - P7	Support	We strongly support this policy that enables accessibility, connectivity and amenity for pedestrians and cyclists thereby enabling achievement of healthy lifestyle options for people and communities.	Retain policy.
Transport	TRN - P8	Support	We support this policy.	Retain policy.
Transport	TRN - P9	Support	We support this rule.	Retain rule.
Transport	Transport Rules			
Transport	Advice Notes:			
Transport	Permitted Activities			
Transport	TRN - R1	Support	We support this rule.	Retain rule.
Transport	TRN - R2	Support	We support this rule.	Retain rule.
Transport	TRN - R3	Support	We support this rule.	Retain rule.
Transport	TRN - R4	Support	We support this rule.	Retain rule.
Transport	TRN - R5	Support	We support this rule.	Retain rule.
Transport	TRN - R6	Support	We support this rule.	Retain rule.
Transport	Restricted Discretionary Activities			
Transport	TRN - R7	Support	We support this rule.	Retain rule.
Transport	TRN - R8	Support	We support this rule.	Retain rule.
Transport	TRN - R9	Support	We support this rule.	Retain rule.
Transport	TRN - R10	Support	We support this rule.	Retain rule.
Transport	TRN - R11	Support	We support this rule.	Retain rule.
Transport	TRN - R12	Support	We support this rule.	Retain rule.
Transport	Discretionary Activities			
Transport	TRN - R13	Support	We support this rule.	Retain rule.
Transport	TRN - R14	Support	We support this rule.	Retain rule.
<b>HAZ - Hazards and Risks Section</b>				
HAZ - Hazards and Risks	HAZ - Hazards and Risks			
<b>Contaminated Land Section</b>				
Contaminated Land	CL			
Contaminated Land	Contaminated Land			
Contaminated Land	Overview		Te Mana Ora supports the objective and policies in this section to protect the environment and human health from the potential adverse effects of contaminated land.	
Contaminated Land	Role of West Coast Regional Council			
Contaminated Land	Contaminated Land Objective	Support	We strongly support this objective which refers to human health.	Retain objective.
Contaminated Land	CL - O1	Amend	We support the policies in this section and recommend an additional policy to reduce the risk of contaminated land, particularly existing and closed landfills, having adverse effects on the environment and human health. Additionally, Te Mana Ora notes that recent weather events have affected closed landfills and we therefore recommend that new and future landfills be developed in locations that have a lower risk of being affected by natural hazards.	We recommend the following policy is added: <u>CL-P3 - Protect the environment and population health from adverse effects of contaminated land, particularly used and closed landfills by:</u> <u>1). Taking a precautionary approach to subdivision, development, or activities within the margins of a used or closed landfill;</u> <u>2). Ensuring that new and future landfill sites are developed in areas that have lower risk of being impacted by natural hazards, including flooding.</u>
Contaminated Land	Contaminated Land Policies			
Contaminated Land	CL - P1	Support	We support this policy.	Retain policy.
Contaminated Land	CL - P2	Support	We strongly support this policy which refers to human health.	Retain policy.
Contaminated Land	Contaminated Land Rules	Support	We support reference to the rules from the Resource Management (National Standard for Assessing Contaminants in Soil to Protect Human Health) Regulations 2011.	Retain rules.
<b>Hazardous Substances Section</b>				
Hazardous Substances	HS			
Hazardous Substances	Hazardous Substances			

Hazardous Substances	Overview	Support	Te Mana Ora supports the objective and policies in this section. We endorse the objective to minimise the impact of the adverse effects of hazardous substances on the environment and human health.	
Hazardous Substances Hazardous Substances	Hazardous Substances Objectives HS - O1	Support	We strongly support this objective which addresses health and safety of people and communities.	Retain objective.
Hazardous Substances Hazardous Substances	Hazardous Substances Policies HS - P1	Support	We strongly support this policy which addresses the safety of people and communities.	Retain policy.
Hazardous Substances	HS - P2	Support	We strongly support this policy and we agree that it is important to locate major hazard facilities away from significant natural hazards.	Retain policy.
Hazardous Substances	HS - P3	Support	We strongly support this policy and we agree that it is important to have adequate buffering between major hazard facilities and sensitive activities and land uses, especially residential zones.	Retain policy.
Hazardous Substances	HS - P4	Support	We strongly support this policy and we agree that it is important to have adequate buffering between major hazard facilities and sensitive activities and land uses, especially residential zones, to minimise reverse sensitivity.	Retain policy.
<b>Natural Hazards Section</b> Natural Hazards Natural Hazards	NH Natural Hazards Overview	Support	We agree with the objectives and policies in this section, particularly the intention to take a regionally consistent, risk-based approach to natural hazard management and to recognise and provide for the effects of climate change and its influence on the frequency and severity of natural hazards. Climate change has considerable impacts on health and wellbeing of communities, as highlighted by the Royal Society, including displacement from flooding, damage to critical infrastructure from flooding and fires, and extreme temperatures resulting in significant risks to health, especially for those who work outside. Te Mana Ora supports the identification and development of natural hazard overlays to reduce the health impacts of climate change to the population. Additionally, we support the continued natural hazard assessment of and response to natural hazard risks. Regarding reconstruction on sites subject to natural hazards, we submit that there may be a public health risk to the occupants via exposure to repeat natural hazard events. Having the options including Future Urban Zone (FUZ) alternatives should also be considered if the exposure to the natural hazard is ongoing and may continue to harm people and damage property.	
Natural Hazards Natural Hazards	Natural Hazards Objectives NH - O1	Support	We strongly support this objective, particularly the intention to take a regionally consistent, risk-based approach to natural hazard management.	Retain objective.
Natural Hazards	NH - O2	Support	We strongly support this objective which addresses the safety of people and communities.	Retain objective.
Natural Hazards	NH - O3	Support	We strongly support this objective and we agree that it is important to locate critical infrastructure away from significant natural hazards unless there is no reasonable alternative.	Retain objective.
Natural Hazards Natural Hazards	NH - O4 NH - O5	Support Support	We support this objective We strongly support this objective which recognises and provides for the effects of climate change and its influence on the frequency and severity of natural hazards. Climate change has considerable impacts on health and wellbeing of communities, as highlighted by the Royal Society, including displacement from flooding, damage to critical infrastructure from flooding and fires, and extreme temperatures resulting in significant risks to health, especially for those who work outside.	Retain objective. Retain objective.
Natural Hazards	NH - O6	Support	We strongly support this objective. We agree that the measures taken to mitigate natural hazards should not create further adverse effects on the natural environment, or on people, property or other infrastructure.	Retain objective.
Natural Hazards Natural Hazards	Natural Hazards Policies NH - P1	Support	We strongly support this policy that seeks to minimise risks to human health and community safety from natural hazards.	Retain policy.
Natural Hazards	NH - P2	Support	We strongly support this policy that seeks to minimise risks to human health and community safety from natural hazards.	Retain policy.
Natural Hazards	NH - P3	Support	We strongly support this policy that seeks to minimise risks to human health and community safety from natural hazards.	Retain policy.
Natural Hazards	NH - P4	Support	We strongly support this policy that seeks to minimise risks to human health and community safety from natural hazards through the provision of natural hazard assessment.	Retain policy.
Natural Hazards	NH - P5	Support	We strongly support this policy that seeks to minimise risks to human health and community safety from natural hazards.	Retain policy.
Natural Hazards	NH - P6	Support	We strongly support the increases in distances for the Earthquake Hazard Overlay from what was in the Exposure Draft Plan, to NH-P6(c) commercial and industrial buildings 100m and NH-P6(d) residential activities 50m.	Retain policy.
Natural Hazards Natural Hazards	NH - P7 NH - P8	Support Support	We support this policy.	Retain policy. Retain policy.
Natural Hazards	NH - P9	Support	We strongly support this policy and we agree that it is important to locate critical response facilities away from the Coastal Tsunami Hazard overlay. We strongly support this policy and we agree that it is important to restrict sensitive activities e.g. residential development away from the Lake Tsunami Hazard overlay.	Retain policy.
Natural Hazards	NH - P10	Support	We strongly support this policy and we agree that it is important to limit development of sensitive activities e.g. residential away the Coastal Severe Hazard and Flood Severe Hazard overlays. We strongly support the new wording in this policy from the wording that was in the Exposure Draft Plan, to: Avoid development of sensitive activities...	Retain policy.
Natural Hazards	NH - P11	Support	We strongly support this policy that seeks to minimise risks to human health and community safety from natural hazards.	Retain policy.



Natural Hazards	NH - P12	Support	We strongly support this policy that seeks to minimise risks to human health and community safety from natural hazards.	Retain policy.
Natural Hazards	NH - P13	Support	We strongly support this policy and we agree that it is important to limit development of sensitive activities e.g. residential within the Westport Hazard Overlays.	Retain policy.
Natural Hazards	NH - P14	Support	We strongly support this policy and we agree that it is important to limit development of sensitive activities e.g. residential within the Hokitika Coastal Hazard overlays.	Retain policy.
Natural Hazards	Advice Notes:			
Natural Hazards	Rules - All Natural Hazard Overlays			
Natural Hazards	Permitted Activities			
Natural Hazards	NH- R1	Support in part	We are concerned that this rule may encourage rebuilding/ replacement of buildings in areas that are unsafe. However, we also recognise that communities and residents may be attached to a location and wish to stay together. Therefore, rebuilding may be the only practicable option. Having options, for example, the Future Urban Zone (FUZ) alternatives, should be considered if the exposure to the natural hazard is ongoing and may continue to harm people and damage property. We recognise that there may be an increase in natural hazard events that damage buildings due to climate change.	Retain rule. However, we note that changing insurance processes and possibly changing legislation may mean that it is difficult for owners of buildings to rebuild on land that has continuous exposure to natural hazards.
Natural Hazards	NH - R2	Support	We strongly support this rule that seeks to minimise risks to human health and community safety by permitting repairs and maintenance of existing natural hazard mitigation structures.	Retain rule.
Natural Hazards	NH- R3	Support	We strongly support this rule that seeks to minimise risks to human health and community safety by permitting upgrades to existing natural hazard mitigation structures.	Retain rule.
Natural Hazards	NH - R4	Support	We strongly support this rule that seeks to minimise risks to human health and community safety by permitting new natural hazard mitigation structures.	Retain rule.
Natural Hazards	Discretionary Activities			
Natural Hazards	NH - R5	Support	We support this rule.	Retain rule.
Natural Hazards	Rules - Flood Severe Overlay and Flood Susceptibility Overlay			
Natural Hazards	Permitted Activities			
Natural Hazards	NH - R6	Support	We support this rule.	Retain rule.
Natural Hazards	NH - R7	Support	We support this rule.	Retain rule.
Natural Hazards	NH - R8	Support	We support this rule.	Retain rule.
Natural Hazards	NH - R9	Support	We support this rule.	Retain rule.
Natural Hazards	NH - R10	Support	We support this rule.	Retain rule.
Natural Hazards	Restricted Discretionary Activities			
Natural Hazards	NH - R11	Support	We support this rule.	Retain rule.
Natural Hazards	NH - R12	Support	We support this rule.	Retain rule.
Natural Hazards	Discretionary Activities			
Natural Hazards	NH - R13	Support	We support this rule.	Retain rule.
Natural Hazards	Non-complying Activities			
Natural Hazards	NH - R14	Support	We support this rule.	Retain rule.
Natural Hazards	Rules - Earthquake Hazard Overlays - All			
Natural Hazards	Permitted Activities - All Earthquake Hazard Overlays			
Natural Hazards	Permitted Activities			
Natural Hazards	NH - R15	Support	We support this rule.	Retain rule.
Natural Hazards	Non-complying Activities			
Natural Hazards	NH - R16	Support	We support this rule.	Retain rule.
Natural Hazards	Prohibited Activities			
Natural Hazards	NH - R17	Support	We support this rule.	Retain rule.
Natural Hazards	Rules - Earthquake Hazard Overlay - 20m			
Natural Hazards	Permitted Activities			
Natural Hazards	NH - R18	Support	We support this rule.	Retain rule.
Natural Hazards	Non-complying Activities			
Natural Hazards	NH - R19	Support	We support this rule.	Retain rule.
Natural Hazards	Rules - Earthquake Hazard Overlay - 50m			
Natural Hazards	Permitted Activities			
Natural Hazards	NH - R20	Support	We support this rule.	Retain rule.
Natural Hazards	Restricted Discretionary Activities			
Natural Hazards	NH - R21	Support	We support this rule.	Retain rule.
Natural Hazards	Discretionary Activities			
Natural Hazards	NH - R22	Support	We support this rule.	Retain rule.
Natural Hazards	Non-complying Activities			
Natural Hazards	NH - R23	Support	We support this rule.	Retain rule.
Natural Hazards	Rules - Earthquake Hazard Overlay - 100m			
Natural Hazards	Permitted Activities			
Natural Hazards	NH - R24	Support	We support this rule.	Retain rule.
Natural Hazards	Restricted Discretionary Activities			
Natural Hazards	NH - R25	Support	We support this rule.	Retain rule.
Natural Hazards	Discretionary Activities			
Natural Hazards	NH - R26	Support	We support this rule.	Retain rule.
Natural Hazards	Rules - Earthquake Hazard Overlay - 150m			
Natural Hazards	Permitted Activities			
Natural Hazards	NH - R27	Support	We support this rule.	Retain rule.
Natural Hazards	Restricted Discretionary Activities			
Natural Hazards	NH - R28	Support	We support this rule.	Retain rule.
Natural Hazards	Discretionary Activities			
Natural Hazards	NH - R29	Support	We support this rule.	Retain rule.
Natural Hazards	Rules - Earthquake Hazard Overlay - 200m			
Natural Hazards	NH - R30	Support	We support this rule.	Retain rule.
Natural Hazards	Restricted Discretionary Activities			
Natural Hazards	NH - R31	Support	We support this rule.	Retain rule.
Natural Hazards	Discretionary Activities			
Natural Hazards	NH - R32	Support	We support this rule.	Retain rule.
Natural Hazards	Rules - Land Instability Overlay			
Natural Hazards	Restricted Discretionary Activities			
Natural Hazards	NH - R33	Support	We support this rule.	Retain rule.
Natural Hazards	Non-complying Activities			
Natural Hazards	NH - R34	Support	We support this rule.	Retain rule.
Natural Hazards	Rules - Lake Tsunami Hazard Overlay			
Natural Hazards	Permitted Activities			

Natural Hazards	NH - R35	Support	We support this rule.	Retain rule.
Natural Hazards	Restricted Discretionary Activities			
Natural Hazards	NH - R36	Support	We support this rule.	Retain rule.
Natural Hazards	Non-complying Activities			
Natural Hazards	NH - R37	Support	We support this rule.	Retain rule.
Natural Hazards	Rules for the Coastal Severe and Coastal Alert Overlays			
Natural Hazards	Permitted Activities			
Natural Hazards	NH - R38	Support	We support this rule.	Retain rule.
Natural Hazards	NH - R39	Support in part	We support this rule. However, we note that there may be increased risk of damage to these unoccupied buildings due to the impacts of climate change.	Retain rule.
Natural Hazards	NH - R40	Support	We support this rule.	Retain rule.
Natural Hazards	NH - R41	Support	We support this rule.	Retain rule.
Natural Hazards	Restricted Discretionary Activities			
Natural Hazards	NH - R42	Support	We support this rule.	Retain rule.
Natural Hazards	Discretionary Activities			
Natural Hazards	NH - R43	Support	We support this rule.	Retain rule.
Natural Hazards	Non-complying Activities			
Natural Hazards	NH - R44	Support	We support this rule.	Retain rule.
Natural Hazards	Coastal Setback Overlay			
Natural Hazards	Restricted Discretionary Activities			
Natural Hazards	NH - R45	Support	We support this rule.	Retain rule.
Natural Hazards	Non-complying Activities			
Natural Hazards	NH - R46	Support	We support this rule.	Retain rule.
Natural Hazards	Coastal Tsunami Overlay			
Natural Hazards	Permitted Activities			
Natural Hazards	NH - R47	Support	We support this rule.	Retain rule.
Natural Hazards	Discretionary Activities			
Natural Hazards	NH - R48	Support	We support this rule.	Retain rule.
Natural Hazards	Non-complying Activities			
Natural Hazards	NH - R49	Support	We support this rule.	Retain rule.
Natural Hazards	Hokitika Coastal Overlay			
Natural Hazards	Permitted Activities			
Natural Hazards	NH - R50	Support	We support this rule.	Retain rule.
Natural Hazards	Discretionary Activities			
Natural Hazards	NH - R51	Support	We support this rule.	Retain rule.
Natural Hazards	Westport Hazard Overlay			
Natural Hazards	Permitted Activities			
Natural Hazards	NH - R52	Support	We support this rule.	Retain rule.
Natural Hazards	Discretionary Activities			
Natural Hazards	NH - R53	Support	We support this rule.	Retain rule.
<b>HCV - Historical and Cultural Values Section</b>				
HCV - Historical and Cultural Values	HCV - Historical and Cultural Values			
<b>Historic Heritage Section</b>				
Historic Heritage	HH			
Historic Heritage	Historic Heritage			
Historic Heritage	Overview	Support	Te Mana Ora supports the protection of historic heritage of the West Coast/ Te Tai o Poutini. Engagement with cultural heritage promotes community wellbeing, and these shared spaces support community belonging and identity. Protecting and preserving heritage locations and sites is important, however, it is also important to note that some heritage sites hold different meaning for different groups. For example, heritage sites that symbolise a colonial power can have a damaging and disempowering impact on those who were colonised. Te Mana Ora endorses the objectives of the Sites and Areas of Significance for Māori alongside the Historic Heritage Objectives.	
Historic Heritage	Other relevant Te Tai o Poutini Plan provisions			
Historic Heritage	Other relevant Statutory Provisions			
Historic Heritage	Historic Heritage Objectives			
Historic Heritage	HH - O1	Support	We strongly support this objective which acknowledges the importance of wellbeing for good public health outcomes.	Retain objective.
Historic Heritage	HH - O2	Support	We support this objective.	Retain objective.
Historic Heritage	HH - O3	Support	We support this objective.	Retain objective.
Historic Heritage	HH - O4	Support	We support this objective.	Retain objective.
Historic Heritage	Historic Heritage Policies			
Historic Heritage	HH - P1	Support	We support this policy.	Retain policy.
Historic Heritage	HH - P2	Support	We support this policy.	Retain policy.
Historic Heritage	HH - P3	Support	We support this policy.	Retain policy.
Historic Heritage	HH - P4	Support	We support this policy.	Retain policy.
Historic Heritage	HH - P5	Support	We support this policy.	Retain policy.
Historic Heritage	HH - P6	Support	We support this policy.	Retain policy.
Historic Heritage	HH - P7	Support	We support this policy.	Retain policy.
Historic Heritage	HH - P8	Support	We support this policy.	Retain policy.
Historic Heritage	HH - P9	Support	We support this policy.	Retain policy.
Historic Heritage	Historic Heritage Rules			
Historic Heritage	HH - R1	Support	We support this rule.	Retain rule.
Historic Heritage	HH - R2	Support	We support this rule.	Retain rule.
Historic Heritage	HH - R3	Support	We support this rule.	Retain rule.
Historic Heritage	Controlled Activities			
Historic Heritage	HH - R4	Support	We support this rule.	Retain rule.
Historic Heritage	HH - R5	Support	We support this rule.	Retain rule.
Historic Heritage	Restricted Discretionary Activities			
Historic Heritage	HH - R6	Support	We support this rule.	Retain rule.
Historic Heritage	HH - R7	Support	We support this rule.	Retain rule.
Historic Heritage	HH - R8	Support	We support this rule.	Retain rule.
Historic Heritage	Discretionary Activities			
Historic Heritage	HH - R9	Support	We support this rule.	Retain rule.
Historic Heritage	HH - R10	Support	We support this rule.	Retain rule.
Historic Heritage	HH - R11	Support	We support this rule.	Retain rule.
Historic Heritage	Other Methods			
Historic Heritage	HH - M1	Support	We support this rule.	Retain rule.
<b>Notable Trees Section</b>				

Notable Trees	TREE			
Notable Trees	Notable Trees			
Notable Trees	Overview	Support	Te Mana Ora strongly supports the Notable Tree Objectives and Policies. Trees, especially old trees, are similar to cultural and heritage sites, in that they are symbolic of a sense of place, connection, and identifying features of a place. Additionally, access to trees and green spaces has significant impact on a community's well-being, their behaviours, and relationship with nature. A recent study that explored tree cover and the impact on community, showed that residents living in areas with greater tree cover were much more likely to spend time in public green spaces.	
Notable Trees	Notable Tree Objectives			
Notable Trees	TREE - O1	Support	We support this objective.	Retain objective.
Notable Trees	TREE - O2	Support	We support this objective.	Retain objective.
Notable Trees	TREE - O3	Support	We support this objective.	Retain objective.
Notable Trees	Notable Tree Policies			
Notable Trees	TREE - P1	Support	We support this policy.	Retain policy.
Notable Trees	TREE - P2	Support	We support this policy.	Retain policy.
Notable Trees	TREE - P3	Support	We support this policy.	Retain policy.
Notable Trees	TREE - P4	Support	We support this policy.	Retain policy.
Notable Trees	TREE - P5	Support	We support this policy.	Retain policy.
Notable Trees	TREE - P6	Support	We support this policy.	Retain policy.
Notable Trees	Notable Tree Rules			
Notable Trees	Note:			
Notable Trees	Permitted Activities			
Notable Trees	TREE - R1	Support	We support this rule.	Retain rule.
Notable Trees	TREE - R2	Support	We support this rule.	Retain rule.
Notable Trees	TREE - R3	Support	We support this rule.	Retain rule.
Notable Trees	Restricted Discretionary Activities			
Notable Trees	TREE - R4	Support	We support this rule.	Retain rule.
Notable Trees	TREE - R5	Support	We support this rule.	Retain rule.
Notable Trees	TREE - R6	Support	We support this rule.	Retain rule.
Notable Trees	Discretionary Activities			
Notable Trees	TREE - R7	Support	We support this rule.	Retain rule.
Notable Trees	TREE - R8	Support	We support this rule.	Retain rule.
<b>Sites and Areas of Significance to Māori Section</b>				
Sites and Areas of Significance to Māori	SASM			
Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori			
Sites and Areas of Significance to Māori	Overview	Support	We support the objectives and policies regarding Sites and Areas of Significance to Māori. Māori wellbeing and health is embedded within the geography of the whenua, the ecosystems and interactions between people and their environment. Therefore, it is important that protection is given to the environments and areas that are of significance to Māori. We strongly support this.	
Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Objectives			
Sites and Areas of Significance to Māori	SASM - O1	Support	We support this objective.	Retain objective.
Sites and Areas of Significance to Māori	SASM - O2	Support	We support this objective.	Retain objective.
Sites and Areas of Significance to Māori	SASM - O3	Support	We support this objective.	Retain objective.
Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Policies			
Sites and Areas of Significance to Māori	Cultural Landscapes			
Sites and Areas of Significance to Māori	SASM - P1	Support	We support this policy.	Retain policy.
Sites and Areas of Significance to Māori	Identification and access to significant sites and areas			
Sites and Areas of Significance to Māori	SASM - P2	Support	We support this policy.	Retain policy.
Sites and Areas of Significance to Māori	SASM - P3	Support	We support this policy.	Retain policy.
Sites and Areas of Significance to Māori	SASM - P4	Support	We support this policy.	Retain policy.
Sites and Areas of Significance to Māori	Poutini Ngāi Tahu Roles			
Sites and Areas of Significance to Māori	SASM - P5	Support	We support this policy.	Retain policy.
Sites and Areas of Significance to Māori	SASM - P6	Support	We support this policy.	Retain policy.
Sites and Areas of Significance to Māori	Management of Activities on Identified Significant Sites and Areas			
Sites and Areas of Significance to Māori	SASM - P7	Support	We support this policy.	Retain policy.
Sites and Areas of Significance to Māori	SASM - P8	Support	We support this policy.	Retain policy.
Sites and Areas of Significance to Māori	SASM - P9	Support	We support this policy.	Retain policy.
Sites and Areas of Significance to Māori	Inappropriate Activities			
Sites and Areas of Significance to Māori	SASM - P10	Support	We support this policy.	Retain policy.
Sites and Areas of Significance to Māori	SASM - P11	Support	We support this policy.	Retain policy.
Sites and Areas of Significance to Māori	SASM - P12	Support	We support this policy.	Retain policy.
Sites and Areas of Significance to Māori	Appropriate Activities			
Sites and Areas of Significance to Māori	SASM - P13	Support	We support this policy.	Retain policy.
Sites and Areas of Significance to Māori	SASM - P14	Support	We support this policy.	Retain policy.
Sites and Areas of Significance to Māori	SASM - P15	Support	We support this policy.	Retain policy.
Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Rules			
Sites and Areas of Significance to Māori	Advice Notes:			
Sites and Areas of Significance to Māori	Permitted Activities			
Sites and Areas of Significance to Māori	SASM -R1	Support	We support this rule.	Retain rule.
Sites and Areas of Significance to Māori	SASM -R2	Support	We support this rule.	Retain rule.
Sites and Areas of Significance to Māori	SASM -R3	Support	We support this rule.	Retain rule.
Sites and Areas of Significance to Māori	SASM -R4	Support	We support this rule.	Retain rule.
Sites and Areas of Significance to Māori	SASM -R5	Support	We support this rule.	Retain rule.
Sites and Areas of Significance to Māori	SASM -R6	Support	We support this rule.	Retain rule.
Sites and Areas of Significance to Māori	SASM -R7	Support	We support this rule.	Retain rule.
Sites and Areas of Significance to Māori	SASM -R8	Support	We support this rule.	Retain rule.
Sites and Areas of Significance to Māori	SASM -R9	Support	We support this rule.	Retain rule.
Sites and Areas of Significance to Māori	Controlled Activities			
Sites and Areas of Significance to Māori	SASM - R10	Support	We support this rule.	Retain rule.
Sites and Areas of Significance to Māori	Discretionary Activities			
Sites and Areas of Significance to Māori	SASM - R11	Support	We support this rule.	Retain rule.
Sites and Areas of Significance to Māori	SASM - R12	Support	We support this rule.	Retain rule.
Sites and Areas of Significance to Māori	SASM - R13	Support	We support this rule.	Retain rule.
Sites and Areas of Significance to Māori	SASM - R14	Support	We support this rule.	Retain rule.
Sites and Areas of Significance to Māori	Non-complying Activities			
Sites and Areas of Significance to Māori	SASM - R15	Support	We support this rule.	Retain rule.
Sites and Areas of Significance to Māori	SASM - R16	Support	We support this rule.	Retain rule.
Sites and Areas of Significance to Māori	SASM - R17	Support	We support this rule.	Retain rule.
Sites and Areas of Significance to Māori	SASM - R18	Support	We support this rule.	Retain rule.



Natural Features and Landscapes	Other relevant Te Tai o Poutini Plan provisions			
Natural Features and Landscapes	Natural Features and Landscapes Objective			
Natural Features and Landscapes	NFL - O1	Support	We support this objective.	Retain objective.
Natural Features and Landscapes	Natural Features and Landscapes Policies			
Natural Features and Landscapes	NFL - P1	Support	We strongly support this policy that allows provision of natural hazard mitigation activities and Poutini Ngai Tahu uses for good public health outcomes where they do not adversely affect the values that contribute to a natural feature or landscape being outstanding.	Retain policy.
Natural Features and Landscapes	NFL - P2	Support in part	Te Mana Ora recommends that NFL-P2 refer to the effects management hierarchy, as an approach to best protect and manage adverse effects on biodiversity, as used, for example, in the NPS -FM and the Draft NPS-IB. Equally, we suggest that the language of a 'precautionary approach' is included to align with the Draft NPS-IB. Equally, we suggest that the language of a 'precautionary approach' is included to align with the Draft NPS-IB.	Amend NFL-P2 as follows: <i>Where possible, <u>take a precautionary approach</u> to avoid significant adverse effects on the values that contribute to outstanding natural landscapes described in Schedule Five, and outstanding natural features described in Schedule Six. Where significant adverse effects cannot be avoided, ensure that the adverse effects are remedied, mitigated or offset <u>applying the effects management hierarchy.</u></i>
Natural Features and Landscapes	NFL - P3	Support	We support this policy.	Retain policy.
Natural Features and Landscapes	NFL - P4	Support	We support this policy.	Retain policy.
Natural Features and Landscapes	NFL - P5	Support in part	We recommend stronger, clearer language for NFL-P5 (e), that is consistent with NPS-FM and Draft NPS-IB.	Amend NFL-P5 as follows: <i>Minimise adverse effects on outstanding natural landscapes and outstanding natural features by <u>taking a precautionary approach and considering the following matters:</u></i> <i>a. The scale of modification to the landscape;</i> ... <i>e. The functional, technical, operational, or locational need of any activity to be sited in the particular location, considering <u>if there is no practicable alternative location or every other practicable alternative location would have adverse effects on the natural environment that is greater than, or equal to the proposed location.</u></i>
Natural Features and Landscapes	NFL - P6	Support	We support this policy.	Retain policy.
Natural Features and Landscapes	NFL - P7	Support	We support this policy.	Retain policy.
Natural Features and Landscapes	Permitted Activities			
Natural Features and Landscapes	NFL - R1	Support	We support this rule.	Retain rule.
Natural Features and Landscapes	NFL - R2	Support	We support this rule.	Retain rule.
Natural Features and Landscapes	NFL - R3	Support	We support this rule that allows natural hazard mitigation activities in an Outstanding Natural Landscape (Schedule 5) for good public health outcomes and community resilience.	Retain rule.
Natural Features and Landscapes	NFL - R4	Support	We support this rule.	Retain rule.
Natural Features and Landscapes	NFL - R5	Support	We support this rule.	Retain rule.
Natural Features and Landscapes	NFL - R6	Support	We support this rule.	Retain rule.
Natural Features and Landscapes	NFL - R7	Support	We support this rule.	Retain rule.
Natural Features and Landscapes	NFL - R8	Support	We support this rule.	Retain rule.
Natural Features and Landscapes	Controlled Activities			
Natural Features and Landscapes	NFL - R9	Support	We support this rule that controls natural hazard mitigation activities in an Outstanding Natural Landscape (Schedule 6) for good public health outcomes and community resilience.	Retain rule.
Natural Features and Landscapes	NFL - R10	Support	We support this rule that controls earthworks for natural hazard mitigation activities in an Outstanding Natural Landscape (Schedule 6) for good public health outcomes and community resilience.	Retain rule.
Natural Features and Landscapes	Restricted Discretionary Activities			
Natural Features and Landscapes	NFL - R11	Support	We support this rule.	Retain rule.
Natural Features and Landscapes	NFL - R12	Support	We support this rule.	Retain rule.
Natural Features and Landscapes	Discretionary Activities			
Natural Features and Landscapes	NFL - R13	Support	We support this rule.	Retain rule.
Natural Features and Landscapes	NFL - R14	Support	We support this rule.	Retain rule.
Natural Features and Landscapes	NFL - R15	Support	We support this rule.	Retain rule.
<b>Public Access Section</b>				
Public Access	PA			
Public Access	Public Access			
Public Access	Overview	Support	Te Mana Ora endorses the importance of public access to and along coastal marine areas, lakes, and rivers. Well designed and maintained public access to waterbodies will support residents to engage with those areas for leisure and recreation which enhances their overall health and wellbeing.	
Public Access	Public Access Objective			
Public Access	PA - O1	Support	We support this objective.	Retain objective.
<b>Natural Character and Margins of Waterbodies Section</b>				
Natural Character and Margins of Waterbodies	NC			
Natural Character and Margins of Waterbodies	Natural Character and Margins of Waterbodies			
Natural Character and Margins of Waterbodies	Overview	Support	Te Mana Ora largely supports the objectives and policies in this section. We support the protection of the ecological, recreational, natural character amenity and cultural values of rivers, lakes and wetlands, as being part of a flourishing natural environment nourishes physical and emotional wellbeing. We endorse the need to value and protect the natural character and margins of waterbodies to support the wellbeing and health of residents of the West Coast/ Te Tai o Poutini. We recommend some amendments to the objectives to ensure the strong protection of freshwater ecosystems and freshwater quality for leisure and recreation activities, as well as for mahinga kai and activities important to Poutini Ngai Tahu.	
Natural Character and Margins of Waterbodies	Natural Character and the Margins of Waterbodies Objectives			
Natural Character and Margins of Waterbodies	NC - O1	Support in part	Te Mana Ora recommends that the Objectives of Natural Character and Margins of Waterbodies better reference the NPS-FM, to better ensure the health and wellbeing of freshwater ecosystems and protect freshwater quality for leisure, recreation and mahinga kai.	Amend NC-O1 as follows: <i>To preserve and protect the natural character of lakes, rivers, and wetlands and their margins <u>while providing for appropriate and take a precautionary approach</u> to sub-division, use and development <del>where adverse effects can be avoided and mitigated</del> considering how any potential adverse effects can be avoided, minimised or mitigated <u>using the effects management hierarchy.</u></i>
Natural Character and Margins of Waterbodies	NC - O2	Support	We support this objective.	Retain objective.

Natural Character and Margins of Waterbodies	NC - O3	Support in part	Te Mana Ora recommends that the Objectives of Natural Character and Margins of Waterbodies are amended to better reference the NPS-FM, to better ensure the health and wellbeing of freshwater ecosystems and protect freshwater quality for leisure, recreation and mahinga kai and activities important to Poutini Ngāi Tahu.	Amend NC-O3 as follows: <i>To provide for activities which have a functional need in the margins of lakes, rivers, and wetlands <u>when there is no practicable alternative location or every other practicable alternative location would have adverse effects on the natural environment that is greater than, or equal to the proposed location, and activities are done in such a way that the impacts on natural character are minimised as specified in NC-O1.</u></i>
Natural Character and Margins of Waterbodies	Natural Character and the Margins of Waterbodies Policies			
Natural Character and Margins of Waterbodies	NC - P1	Support	We support this policy.	Retain policy.
Natural Character and Margins of Waterbodies	NC - P2	Support	We strongly support this policy that allows provision of removal of indigenous vegetation and earthworks within riparian margins of lakes, rivers and wetlands, where significant adverse effects on natural character are minimised, for natural hazard mitigation activities and Poutini Ngāi Tahu cultural purpose uses for good public health outcomes .	Retain policy.
Natural Character and Margins of Waterbodies	NC - P3	Support	We support this policy.	Retain policy.
Natural Character and Margins of Waterbodies	NC - P4	Support	We support this policy.	Retain policy.
Natural Character and Margins of Waterbodies	NC - P5	Support	We strongly support this policy that allows reduction in public access to waterbodies for natural hazard mitigation works required to protect communities from a significant natural hazard threat.	Retain policy.
Natural Character and Margins of Waterbodies	Natural Character and the Margins of Waterbodies Rules			
Natural Character and Margins of Waterbodies	Note:			
Natural Character and Margins of Waterbodies	Permitted Activities			
Natural Character and Margins of Waterbodies	NC - R1	Support	We support this rule that allows removal of indigenous vegetation and earthworks within riparian margins of lakes, rivers and wetlands, where significant adverse effects on natural character are minimised, for natural hazard mitigation activities and Poutini Ngāi Tahu cultural purpose uses.	Retain rule.
Natural Character and Margins of Waterbodies	NC - R2	Support	We support this rule.	Retain rule.
Natural Character and Margins of Waterbodies	NC - R3	Support	We support this rule.	Retain rule.
Natural Character and Margins of Waterbodies	Discretionary Activities			
Natural Character and Margins of Waterbodies	NC - R3	Support	We support this rule.	Retain rule.
Natural Character and Margins of Waterbodies	NC - R4	Support	We support this rule.	Retain rule.
Natural Character and Margins of Waterbodies	NC - R5	Support	We support this rule.	Retain rule.
<b>Financial Contributions Section</b>				
Financial Contributions	FC			
Financial Contributions	Financial Contributions			
Financial Contributions	Overview	Support	Te Mana Ora supports fair and equitable funding, including financial contributions, to provide well designed infrastructure, reserves and community facilities to ensure good public health, safety, wellbeing and community resilience. Coordination and integration of infrastructure, reserves and community facilities is critical across the natural, built, social and economic environments.	
Financial Contributions	Financial Contributions Objectives			
Financial Contributions	FC - O1	Support	We support this objective.	Retain objective.
Financial Contributions	FC - O2	Support	We support this objective.	Retain objective.
Financial Contributions	Financial Contributions Policies			
Financial Contributions	FC - P1	Support	We support this policy.	Retain policy.
Financial Contributions	FC - P2	Support	We support this policy.	Retain policy.
Financial Contributions	FC - P3	Support	We support this policy.	Retain policy.
Financial Contributions	FC - P4	Support	We support this policy.	Retain policy.
Financial Contributions	FC - P5	Support	We support this policy.	Retain policy.
Financial Contributions	FC - P6	Support	We support this policy.	Retain policy.
Financial Contributions	FC - P7	Support	We support this policy.	Retain policy.
Financial Contributions	Financial Contribution Rules			
Financial Contributions	FC - R1	Support	We support this rule.	Retain rule.
Financial Contributions	FC - R2	Support	We support this rule.	Retain rule.
Financial Contributions	FC - R3	Support	We support this rule.	Retain rule.
Financial Contributions	FC - R4	Support	We support this rule.	Retain rule.
Financial Contributions	FC - R5	Support	We support this rule.	Retain rule.
Financial Contributions	FC - R6	Support	We support this rule.	Retain rule.
Financial Contributions	FC - R7	Support	We support this rule.	Retain rule.
Financial Contributions	FC - R8	Support	We support this rule.	Retain rule.
Financial Contributions	FC - R9	Support	We support this rule.	Retain rule.
Financial Contributions	FC - R10	Support	We support this rule.	Retain rule.
Financial Contributions	FC - R11	Support	We support this rule.	Retain rule.
Financial Contributions	FC - R12	Support	We support this rule.	Retain rule.
<b>Subdivision Section</b>				
Subdivision	SUB			
Subdivision	Subdivision			
Subdivision	Overview	Support	Te Mana Ora supports well designed and planned subdivisions and associated infrastructure, reserves and community facilities to ensure good public health, safety, wellbeing and community resilience. Well-designed public places and spaces encourage use by local residents and visitors, and increases social and emotional wellbeing. Coordination and integration of infrastructure, reserves and community facilities is critical across natural, built, social and economic environments for good public health outcomes.	
Subdivision	Subdivision Objectives			

Subdivision	SUB - O1	Support	We support this objective.	Retain objective.
Subdivision	SUB - O2	Support	It is pleasing to see health, wellbeing and safety listed in this objective clause (b). It is also good to see the new clause (c) addressing access and connectivity, and clause (f) addressing resilience to, and avoidance of, natural hazards.	Retain objective.
Subdivision	SUB - O3	Support	We support this objective.	Retain objective.
Subdivision	SUB - O4	Support	We support this objective.	Retain objective.
Subdivision	SUB - O5	Support	We support this objective.	Retain objective.
Subdivision	SUB - O6	Support	We strongly support this new policy addressing open space which differs from that in the Exposure Draft Plan	Retain objective.
Subdivision	Subdivision Policies			
Subdivision	SUB - P1	Support	We strongly support this policy including the new clause (d) which differs from what was in the Exposure Draft Plan.	Retain policy.
Subdivision	SUB - P2	Support in part	We strongly support this policy, particularly, the inclusion of clause (e), ensuring adequate provision for open space and reserves, including pedestrian and cycle linkages. However, we recommend including pedestrian and cycle linkages is moved to be alongside vehicle access and public transport, as all forms of transport need to be catered for, including walking and cycling. Additionally, we would like to see the provision of quality playgrounds specifically included in clause (e). Quality playgrounds (designed to cater for a wide range of ages, abilities and activity levels) provide safe spaces for children, families and the wider community to gather, be active and have fun. Globally, playgrounds are increasingly catering to older people with equipment designed to assist them to be active in older age. We also support the new cause (j) which differs from what was in the Exposure Draft Plan.	Amend SUB-P2 as follows: <i>Ensure subdivision is appropriately serviced and integrated with existing or planned infrastructure that is provided in an efficient, integrated and coordinated manner by ensuring:</i> <i>a. Infrastructure networks have sufficient capacity to accommodate the additional development, and requiring any necessary upgrades to be completed at the time of subdivision;</i> ... <i>d. Provision for safe –and efficient and effective transport connections and linkages, including pedestrian, cycling linkages, public transport and vehicle access;</i> <i>e. Provision for open space and reserves, including pedestrian and cycle linkages accessible, quality playgrounds;</i>
Subdivision	SUB - P3	Support	We support this policy.	Retain policy.
Subdivision	SUB - P4	Support	We support this policy.	Retain policy.
Subdivision	SUB - P5	Support	We support this policy.	Retain policy.
Subdivision	SUB - P6	Support	We strongly support this policy including the new clause (b) which differs from what was in the Exposure Draft Plan.	Retain policy.
Subdivision	SUB - P7	Support	We strongly support this policy including the new clause (c) which differs from what was in the Exposure Draft Plan.	Retain policy.
Subdivision	SUB - P8	Support	We support this policy.	Retain policy.
Subdivision	SUB - P9	Support	We support this policy.	Retain policy.
Subdivision	Subdivision Rules			
Subdivision	Note:			
Subdivision	Permitted Activities			
Subdivision	SUB - R1	Support	We support this rule.	Retain rule.
Subdivision	SUB - R2	Support	We support this rule.	Retain rule.
Subdivision	Controlled Activities			
Subdivision	SUB - R3	Support	We support this rule.	Retain rule.
Subdivision	SUB - R4	Support	We support this rule.	Retain rule.
Subdivision	SUB - R5	Support	We support this rule.	Retain rule.
Subdivision	SUB - R6	Support	We support this rule.	Retain rule.
Subdivision	SUB - R7/ECO - R4	Support	We support this rule.	Retain rule.
Subdivision	SUB - R8	Support	We support this rule.	Retain rule.
Subdivision	Restricted Discretionary Activities			
Subdivision	SUB - R9/ECO - R6	Support	We support this rule.	Retain rule.
Subdivision	SUB - R10	Support	We support this rule.	Retain rule.
Subdivision	SUB - R11	Support	We support this rule.	Retain rule.
Subdivision	SUB - R12	Support	We support this rule.	Retain rule.
Subdivision	SUB - R13	Support	We support this rule.	Retain rule.
Subdivision	Discretionary Activities			
Subdivision	SUB - R14	Support	We support this rule.	Retain rule.
Subdivision	SUB - R15/ECO - R8	Support	We support this rule.	Retain rule.
Subdivision	SUB - R16	Support	We support this rule.	Retain rule.
Subdivision	SUB - R17	Support	We support this rule.	Retain rule.
Subdivision	SUB - R18	Support	We support this rule.	Retain rule.
Subdivision	SUB - R19	Support	We support this rule.	Retain rule.
Subdivision	SUB - R20	Support	We support this rule.	Retain rule.
Subdivision	SUB - R21	Support	We support this rule.	Retain rule.
Subdivision	SUB - R22	Support	We support this rule.	Retain rule.
Subdivision	SUB - R23	Support	We support this rule.	Retain rule.
Subdivision	Non-complying Activities			
Subdivision	SUB - R24	Support	We support this rule.	Retain rule.
Subdivision	SUB - R25	Support	We support this rule.	Retain rule.
Subdivision	SUB - R26	Support	We support this rule.	Retain rule.
Subdivision	SUB - R27/ECO - R9	Support		
Subdivision	Prohibited Activities			
Subdivision	SUB - R28	Support	We support this rule.	Retain rule.
Subdivision	Subdivision Standards			
Subdivision	SUB - S1	Support	We support this standard.	Retain standard.
Subdivision	SUB - S2	Support	We support this standard.	Retain standard.
Subdivision	SUB - S3	Support	We strongly support this standard on public health grounds, water supply is essential.	Retain standard.
Subdivision	SUB - S4	Support	We strongly support this standard on public health grounds; stormwater management is critical.	Retain standard.
Subdivision	SUB - S5	Support in part	We support this standard on public health grounds; waste water treatment and disposal is critical. Additionally, we recommend that where residential density exceeds 1.5 dwellings per hectare and the total population is greater than 1000 persons, community reticulated wastewater systems need to be an absolute requirement.	Amend SUB-S5 as follows: <i>5. For a subdivision where residential density exceeds 1.5 dwellings per hectare and the total population is greater than 1000 persons community reticulated wastewater systems are required.</i>
Subdivision	SUB - S6	Support in part	We strongly support this standard on public health grounds; transport and access is critical. We also recommend amending the standard to include provision for pedestrians, cycling, and, where possible, public transport. Ensuring provision for other forms of transport methods creates a more accessible space for residents. Additionally, providing pedestrian and cycling access creates more safe travel options for families and children around their community and also to other important community spaces such as the nearby park, the local school, or workplace.	Amend SUB-S6 as follows: <i>4. Provision for pedestrians and cyclists must be provided to allotments, and where possible links to public transport must be provided.</i>
Subdivision	SUB - S7	Support	We support this standard.	Retain standard.
Subdivision	SUB - S8	Support	We support this standard.	Retain standard.



Subdivision	SUB - S9	Support	We support this standard.	Retain standard.
Subdivision	SUB - S10	Support	We support this standard.	Retain standard.
Subdivision	SUB - S11	Support	We support this standard.	Retain standard.
<b>General District Wide Matters Section</b>				
General District Wide Matters	General District Wide Matters			
<b>Activities on the surface of water Section</b>				
Activities on the surface of water	ASW			
Activities on the surface of water	Activities on the surface of water			
Activities on the surface of water	Overview	Support	Te Mana Ora supports the protection of the ecological, recreational, natural character amenity and cultural values of West Coast rivers, streams, lakes and lagoons, as being part of a flourishing natural environment nourishes physical and emotional wellbeing.	
Activities on the surface of water	Activities on the Surface of Water Objective			
Activities on the surface of water	ASW - O1	Support	We support this objective.	Retain objective.
Activities on the surface of water	Activities on the Surface of Water Policies			
Activities on the surface of water	ASW - P1	Support	We support this policy.	Retain policy.
Activities on the surface of water	ASW - P2	Support	We support this policy.	Retain policy.
Activities on the surface of water	ASW - P3	Support	We support this policy.	Retain policy.
Activities on the surface of water	Activities on the Surface of Water Rules			
Activities on the surface of water	Note:			
Activities on the surface of water	Permitted Activities			
Activities on the surface of water	ASW - R1	Support	We support this rule.	Retain rule.
Activities on the surface of water	ASW - R2	Support	We support this rule.	Retain rule.
Activities on the surface of water	ASW - R3	Support	We support this rule.	Retain rule.
Activities on the surface of water	ASW - R4	Support	We support this rule.	Retain rule.
Activities on the surface of water	Controlled Activities			
Activities on the surface of water	ASW - R5	Support	We support this rule.	Retain rule.
Activities on the surface of water	Restricted Discretionary Activities			
Activities on the surface of water	ASW - R6	Support	We support this rule.	Retain rule.
Activities on the surface of water	Discretionary Activities			
Activities on the surface of water	ASW - R7	Support	We support this rule.	Retain rule.
<b>Coastal Environment Section</b>				
Coastal Environment	CE			
Coastal Environment	Coastal Environment			
Coastal Environment	Overview	Support	Te Mana Ora supports the protection of the ecological, recreational, natural character, amenity and cultural values of the West Coast coastal environment, as being part of a flourishing natural environment nourishes physical and emotional wellbeing.	
Coastal Environment	Coastal Environment Objectives			
Coastal Environment	CE - O1	Support	We support this objective.	Retain objective.
Coastal Environment	CE - O2	Support	We support this objective.	Retain objective.
Coastal Environment	CE - O3	Support	We support this objective.	Retain objective.
Coastal Environment	Coastal Environment Policies			
Coastal Environment	CE - P1	Support	We support this policy.	Retain policy.
Coastal Environment	CE - P2	Support	We support this policy.	Retain policy.
Coastal Environment	CE - P3	Support	We support this policy.	Retain policy.
Coastal Environment	CE - P4	Support	We support this policy.	Retain policy.
Coastal Environment	CE - P5	Support	We support this policy.	Retain policy.
Coastal Environment	CE - P6	Support	We support this policy.	Retain policy.
Coastal Environment	CE - P7	Support	We strongly support this policy which addresses reduction in public access where there is a significant natural hazard threat on the grounds of health and safety of people and communities.	Retain policy.
Coastal Environment	CE - P8	Support	We support this policy.	Retain policy.
Coastal Environment	Coastal Environment Rules			
Coastal Environment	Note:			
Coastal Environment	Permitted Activities			
Coastal Environment	CE - R1	Support		
Coastal Environment	CE - R2	Support		
Coastal Environment	CE - R3	Support	We strongly support this rule which provides for Poutini Ngāi Tahu and Māori purpose activities, as this will nourish physical, cultural and emotional wellbeing.	Retain rule.
Coastal Environment	CE - R4	Support	We support this rule.	Retain rule.
Coastal Environment	Permitted Activities within the High Coastal Natural Character Overlay			
Coastal Environment	CE - R5	Support	We support this rule.	Retain rule.
Coastal Environment	CE - R6	Support	We strongly support this rule which allows maintenance, alteration, repair and reconstruction of hazard mitigation structures on the grounds of health and safety of people and communities.	Retain rule.
Coastal Environment	CE - R7	Support	We strongly support this rule which allows for earthworks and vegetation clearance in the High Coastal Natural Character Overlay for walking and cycling tracks as these tracks will support the physical health, mental health, and wellbeing of residents as well as visitors to Te Tai o Poutini.	Retain rule.
Coastal Environment	Permitted Activities within the Outstanding Coastal Environment Area			
Coastal Environment	CE - R8	Support	We support this rule.	Retain rule.
Coastal Environment	CE - R9	Support	We strongly support this rule which allows maintenance, alteration, repair and reconstruction of hazard mitigation structures on the grounds of the health and safety of people and communities.	Retain rule.
Coastal Environment	CE - R10	Support	We support this rule.	Retain rule.
Coastal Environment	CE - R11	Support	We strongly support this rule which allows for earthworks and vegetation clearance in the Outstanding Coastal Environment Area for walking and cycling tracks to be repaired and maintained.	Retain rule.
Coastal Environment	Controlled Activities			
Coastal Environment	CE - R12	Support	We strongly support this rule which provides for natural hazard mitigation structures and earthworks on the grounds of health and safety of people and communities.	Retain rule.
Coastal Environment	Restricted Discretionary Activities			
Coastal Environment	CE - R13	Support	We support this rule.	Retain rule.
Coastal Environment	CE - R14	Support	We support this rule.	Retain rule.
Coastal Environment	CE - R15	Support	We support this rule.	Retain rule.
Coastal Environment	CE - R16	Support	We support this rule.	Retain rule.
Coastal Environment	CE - R17	Support	We support this rule.	Retain rule.
Coastal Environment	CE - R18	Support	We support this rule.	Retain rule.



Coastal Environment Coastal Environment	Discretionary Activities CE - R19	Support	We strongly support this rule which provides for natural hazard mitigation structures and earthworks on the grounds of health and safety of people and communities.	Retain rule.
Coastal Environment	CE - R20	Support	We support this rule.	Retain rule.
Coastal Environment	CE - R21	Support	We support this rule.	Retain rule.
Coastal Environment <b>Earthworks Section</b>	Non-complying Activities CE - R22	Support	We support this rule.	Retain rule.
Earthworks Earthworks Earthworks	EW Earthworks Overview	Support	Te Mana Ora supports the balanced management of earthworks which are essential to facilitate necessary and essential development for communities, while at the same time protecting natural character and amenity values which also nourish physical and emotional wellbeing. Coordination and integration of earthworks control and management is critical across natural, built, social and economic environments.	
Earthworks Earthworks Earthworks Earthworks	Earthworks Objectives EW - O1 Earthworks Policies EW - P1	Support	We support this objective.	Retain objective.
		Support	We strongly support this policy which provides for natural hazard mitigation structures and earthworks on the grounds of health and safety of people and communities.	Retain policy..
Earthworks Earthworks Earthworks	EW - P2 EW - P3 EW - P4	Support Support Support	We support this policy. We support this policy. We strongly support this policy which protects natural hazard mitigation structures and earthworks on the grounds of health and safety of people and communities	Retain policy. Retain policy. Retain policy.
Earthworks Earthworks Earthworks Earthworks Earthworks Earthworks Earthworks Earthworks Earthworks Earthworks <b>Light Section</b>	Earthworks Rules Note: Permitted Activities EW - R1 EW - R2 EW - R3 EW - R4 EW - R5 EW - R6 Restricted Discretionary Activities EW - R7 EW - R8	Support Support Support Support Support Support Support Support Support Support	We support this rule. We support this rule. We support this rule. We support this rule. We support this rule. We support this rule. We support this rule. We support this rule. We support this rule. We support this rule.	Retain rule. Retain rule. Retain rule. Retain rule. Retain rule. Retain rule. Retain rule. Retain rule. Retain rule. Retain rule.
Light Light Light	LIGHT Light Overview	Support	We support well designed neighbourhoods and public activities that increase social and emotional well-being and agree that the appropriate design, control, location, orientation of artificial outdoor lighting is important to ensure good health outcomes. Coordination and integration of artificial outdoor light control and management is critical across natural, built, social and economic environments.	
Light Light Light	Light Objectives LIGHT - O1 LIGHT - O2	Support Support	We support this objective. We strongly support this objective as it acknowledges the effects of artificial outdoor lighting on health and safety of people.	Retain objective. Retain objective.
Light Light	Light Policies LIGHT - P1	Support	We strongly support this policy as it provides for health, safety and wellbeing of people and communities.	Retain policy.
Light Light	LIGHT - P2 LIGHT - P3	Support Support	We support this policy. We strongly support this policy for minimising the adverse effects of artificial lighting, and ensuring that people and communities can still enjoy the night sky, as well as protecting habitats of species and fauna that are light sensitive.	Retain policy. Retain policy.
Light Light Light Light Light Light Light Light Light Light <b>Noise Section</b>	Light Rules Note: Permitted Activities LIGHT - R1 LIGHT - R2 LIGHT - R3 LIGHT - R4 Restricted Discretionary Activities LIGHT - R5 Discretionary Activities LIGHT - R6	Support Support Support Support Support Support Support	We support this rule. We support this rule. We support this rule. We support this rule. We support this rule. We support this rule. We support this rule.	Retain rule. Retain rule. Retain rule. Retain rule. Retain rule. Retain rule. Retain rule.
Noise Noise Noise	NOISE Noise Overview	Amend	See submission point on NOISE-R1 below. Reference to noise measurement and assessment standards needs to apply across numerous rules.	Add new text as follows: <u><i>Noise levels arising from activities must be measured and assessed in accordance with the New Zealand Standard NZS 6801:2008 Acoustics - Measurement of environmental sound and the New Zealand Standard NZS 6802:2008 Acoustics - Environmental noise except where more specific requirements apply.</i></u>
Noise Noise	Noise Objectives NOISE - O1	Support in part	The need to provide for noise generating activities, subject to appropriate controls (including for health protection), is supported. However, the noise limits in the proposed plan (in keeping with all other district plans and New Zealand Standards), still represent some compromise to public health. Adverse health effects can occur at exposure levels below guideline regulatory noise values however it is not practicable to provide absolute protection and therefore the wording should be qualified.	Amend NOISE-O1 as follows: The benefits of noise generating activities are provided for in a way that is compatible with the role, function and character of each zone and does not <u>unreasonably</u> compromise community health, safety and wellbeing.
Noise	NOISE - O2	Support	We support this objective.	Retain objective.

Noise	NOISE - O3	Support	Based on evidence from the World Health Organisation, existing environmental noise causes significant harm to the health of communities. The proposed objective is appropriate in relation to this public health matter.	Retain NOISE-O3 as notified.
Noise Noise Noise Noise Noise	Noise Policies NOISE - P1 NOISE - P2 NOISE - P3 NOISE - P4	Support Support Support Support in part	We support this policy. We support this policy. We support this policy. To give effect to NOISE-O3, this policy should have a primary focus on protection of health and wellbeing (as opposed to say NOISE-P1 which is focussed on enabling activities). While this matter is covered by the proposed drafting, it is framed around activities generating noise rather than receivers of the noise.	Retain policy. Retain policy. Retain policy. Amend the header sentence of NOISE-P4 as follows: Ensure noise effects generated by an activity are of a type, scale and level that are appropriate for the predominant role, function and character of the receiving environment and protect the health and wellbeing of people and communities by constraining noise generating activities in terms of having regard to:...
Noise Noise Noise Noise	Noise Rules Note: Permitted Activities NOISE - R1	Oppose in part	The use of New Zealand Standards for environmental noise is supported. However, the rule is confusing in that in one instance it specifies measurement and assessment standards to be used in association with noise limits in other rules (1), but in other instances it also specifies criteria from the standards (2), (3) and (5). For (4) the rule gives a measurement standard but no corresponding criteria. Item (3) applies the construction noise standard to "mobile noise sources" which is not a defined term and could include activities that should be subject to noise limits.	Amend NOISE-R1 as follows: <del>1. Noise levels arising from activities must be measured and assessed in accordance with the New Zealand Standard NZS 6801:2008 Acoustics— Measurement of environmental sound and the New Zealand Standard NZS 6802:2008 Acoustics— Environmental noise except where more specific requirements apply.</del> 2. The noise from any construction work activity must be measured and assessed in accordance with the requirements of New Zealand Standard NZS6803:1999 Acoustics – Construction noise. Construction work is defined in New Zealand Standard NZS 6803:1999 Acoustics – Construction noise. 3. Noise from mobile noise sources shall comply with the noise limits set out in Tables 2 and 3 of NZS 6803:1999 Acoustics - Construction Noise, with reference to "construction noise" taken to refer to "mobile noise sources"; 4. Noise from wind turbines shall be measured <u>and assessed</u> in accordance with <del>section 7.7 of</del> NZS 6808: 2010 Acoustics Wind Farm Noise; 5. Noise from Helicopter Landing areas shall be managed in accordance with and comply with the noise standards and limits of NZS 6807: 1994 Noise Management and Land Use Planning for Helicopter Landing Area
Noise	NOISE - R2	Oppose in part	The exclusion of certain activities from zone noise limits is appropriate. However, in this instance a wider range of activities are included than in most district plans, including some activities that commonly cause noise disturbance. If retained, those activities should be subject to alternative controls, such as timing and duration, or removed from this rule. There also appear to be errors in the drafting.	Amend NOISE-R2 as follows: 1. Intermittent residential activities, use of lawn mowers, vehicles, machinery or equipment operated and maintained in accordance with the manufacturer's specifications and used on an intermittent basis ( <del>e.g. spraying, harvesting, etc</del> ); ... <del>10. Any residential activity on the same site as a noise source being assessed;</del> ... <del>12. Infrequent aircraft landing for rural production purposes on an intermittent basis, including aerial topdressing and helicopter movements;</del> <del>13. Non-commercial motorised watercraft operating on the surface of waterbodies;</del> ... 15. Impulsive sounds (such as hammering and bangs) and dog barking noise which are poorly assessed by reference to NZS 6802:2008 Acoustics Environmental Noise; 16. The noise is emitted from an audible bird scaring device between the hours of half an hour before sunrise and until half an hour after sunset, not used at a frequency of more than 12 events per hour, <u>and generating less than 65 dB LAE for each event</u> ; and 17. The noise is from a Temporary Activity where the temporary activity occurs between 7:00am and 10:00pm only, and if operating outside of these hours complies with the underlying noise standards of the zone. <u>This does not include any amplified noise.</u>
Noise Noise	NOISE - R3 NOISE - R4	Support Amend	We support this rule. The Noise and Vibration Metrics National Planning Standard requires noise measurement methods and symbols to be in accordance with the applicable New Zealand Standards. NZS 6801:2008 requires the symbol for C-weighted peak sound level to be LCpeak.	Retain rule. Amend NOISE-R4 as follows: ... i. 7am to 7pm: 95 dB C- <u>LCpeak</u> ; ii. 7pm to 7am: 85 dB C- <u>LCpeak</u> .
Noise	NOISE - R5	Oppose in part	Contrary to comments provided in relation to the draft plan, the proposed plan has still structured noise limits based on the zones where noise is emitted from rather than where the potential effects occur, which is where it is received. The structure adopted results in numerous inconsistencies and omissions. Throughout the noise rules the format of times specified for weekdays and weekends results in potential ambiguity as to the limits on Saturday morning and Monday morning	1) Restructure all zone noise limits to relate to sites receiving noise. 2) Reformat day/time definitions for noise limits to follow the format recommended in NZS 6802:2008. 3) If the current structure is retained, amend NOISE-R5 as follows: 1. Noise generated by any activity shall not exceed the following noise limits at any point within <u>the notional boundary of any sensitive activity within any site receiving noise</u> : <del>another site in the RESZ – Residential Zones, SETZ – Settlement Zone and NOSZ – Natural Open Space Zone</del> Restructure all zone noise limits to relate to sites receiving noise. Restructure all zone noise limits to relate to sites receiving noise.
Noise Noise Noise	NOISE - R6 NOISE - R7 NOISE - R8	Oppose in part Oppose in part Oppose in part	As set out for NOISE-R5 As set out for NOISE-R5 As set out for NOISE-R5. Also, the noise limits might be overly stringent for receivers within the industrial zones but are inadequate to protect any nearby sensitive activities in other zones. Unless the rules are restructured, this rule should be adequate to protect other zones.	1) Restructure all zone noise limits to relate to sites receiving noise. 2) If the current structure is retained, amend NOISE-R8 as follows: ... a. 7:00am to 10:00pm Monday to Friday and 7:00am to 10:00pm weekends and public holidays: 55 <del>60</del> dB LAeq (15 min)
Noise	NOISE - R9	Support in part	The reference to NZS 6809 for the management of port noise is supported. The standard is wide-ranging and the rule should include methods to demonstrate appropriate implementation.	Amend NOISE-R9 to add the following: <u>2. All activities are conducted in accordance with a Port Noise Management Plan that is updated annually, sets out details of how NZS 6809 is being implemented, and is publicly available on the port operator's website.</u>

Noise	NOISE - R10	Oppose in part	Noise emissions should be subject to a limit at all aircraft/helicopter facilities. Pre and post flight aircraft engine running should be included in the aircraft operation noise limits in parts 4 and 5 as it is part of the same noise events. Engine running associated with maintenance should be subject to normal zone noise limits. If the structure of the zone noise limits is not changed, any noise limit in NOISE-R10 should comply with the Noise and Vibration Metrics National Planning Standard, which does not allow for 15 hour and 9 hour average levels by reference to NZS 6802:2008. The rule structure does not define the relationship between individual aircraft and their operators generating noise, and the facility operator responsible for monitoring and enforcing compliance with noise limits/rules (through limiting use of the facility if necessary). A noise management plan could address these issues.	Amend NOISE-R10 as follows: ... 3. <u>The maximum noise levels from aircraft engine testing associated with maintenance, at any point within the national boundary of any sensitive activity within any site receiving noise boundary of a site within a RESZ—Residential Zone, MPZ—Māori Purpose Zone or RURZ—Rural Zone shall not exceed:</u> a. on any day 7.00am to 10.00pm exceed 55 dB LAeq (15-hour) (15min) b. on any day 10.00pm to 7.00am not exceed 45 dB LAeq (9-hours) (15 min) and 75 dB LAmax; and 4. <u>The maximum noise generated from aircraft operations at Hokitika and Westport Airports and Greymouth and Karamea Aerodromes over any 90 continuous days, including taxiing and pre and post flight engine running, shall not exceed:</u> ... 8. <u>All activities are conducted in accordance with a Noise Management Plan that is updated annually, sets out details of how NZS 6805 or NZS 6807 is being implemented, and is publicly available on the facility operator's website.</u> Restructure all zone noise limits to relate to sites receiving noise.
Noise	NOISE - R11	Oppose in part	As set out in NOISE-R5	Retain rule.
Noise	Restricted Discretionary Activities			Retain rule.
Noise	NOISE - R12		We support this rule.	Retain rule.
Noise	NOISE - R13		We support this rule.	Retain rule.
<b>Signs Section</b>				
Signs	SIGN			
Signs	Signs			
Signs	Overview	Support	We support well designed neighbourhoods and public activities that increase social and emotional well-being and agree that the appropriate design, control, location, orientation of signage is important to ensure good health outcomes. Coordination and integration of signage control and management is critical across natural, built, social and economic environments.	
Signs	Signs Objective	Support	We support this objective.	Retain objective.
Signs	SIGN - O1			
Signs	Signs Policies			
Signs	SIGN - P1	Support	We support this policy.	Retain policy.
Signs	SIGN - P2	Support	We support this policy.	Retain policy.
Signs	SIGN - P3	Support	We strongly support this policy which refers to health and safety legislation and provides for health and safety of people and communities.	Retain policy.
Signs	SIGN - P4	Support	We support this policy.	Retain policy.
Signs	SIGN - P5	Support	We support this policy.	Retain policy.
Signs	SIGN - P6	Support	We support this policy.	Retain policy.
Signs	Signs Rules			
Signs	Note:			
Signs	Permitted Activities - All Zones			
Signs	SIGN - R1	Support	We support this rule.	Retain rule.
Signs	SIGN - R2	Support	We support this rule.	Retain rule.
Signs	SIGN - R3	Support	We support this rule.	Retain rule.
Signs	SIGN - R4	Support	We support this rule.	Retain rule.
Signs	SIGN - R5	Support	We support this rule.	Retain rule.
Signs	SIGN - R6	Support	We support this rule.	Retain rule.
Signs	SIGN - R7	Support	We support this rule.	Retain rule.
Signs	SIGN - R8	Support in part	We support a consistent 2m clear space for pedestrians on the footpath, however, as many sight-impaired people are inclined to use the footpath area closer to buildings we recommend that signs are positioned on the outer edge of the footpath and not immediately in front of premises in line with the existing GDC signage bylaw (clause 11.3) which states: " Street signage must not compromise pedestrian safety and must be positioned to allow a minimum clearance of 2m between the sign and the internal boundary of the footpath, or where there is licensed Outdoor Dining, there must be a 2m clearance between the sign and the street furniture."	Amend SIGN-R8 as follows: <i>Activity Status Permitted</i> <i>Where:</i> 1. <u>The sign does not compromise pedestrian safety;</u> 2. <u>The sign is placed on the footpath immediately in front of the premises to which it relates;</u> 3. <u>A consistent 2m wide clear space for pedestrians is maintained between the sign and the internal boundary of the footpath ;</u> 4. <u>Where there is approved outdoor dining there must be a 2m clearance between the sign and the outdoor furniture ;</u> 5. <u>The sign is removed from the footpath at the completion of the day's trading and not returned until the start of the next day's trading;</u> 6. ...
Signs	SIGN - R9	Support	We support this rule.	Retain rule.
Signs	Permitted Activities - Specific Zones			
Signs	SIGN - R10	Support	We support this rule.	Retain rule.
Signs	SIGN - R11	Support	We support this rule.	Retain rule.
Signs	SIGN - R12	Support	We support this rule.	Retain rule.
Signs	SIGN - R13	Support	We support this rule.	Retain rule.
Signs	SIGN - R14	Support	We support this rule.	Retain rule.
Signs	SIGN - R15	Support	We support this rule.	Retain rule.
Signs	SIGN - R16	Support	We support this rule.	Retain rule.
Signs	SIGN - R17	Support	We support this rule.	Retain rule.
Signs	Controlled Activities			
Signs	SIGN - R18	Support	We support this rule.	Retain rule.
Signs	Restricted Discretionary Activities			
Signs	SIGN - R19	Support	We support this rule.	Retain rule.
Signs	Discretionary Activities			
Signs	SIGN - R20	Support	We support this rule.	Retain rule.
Signs	SIGN - R21	Support	We support this rule.	Retain rule.
Signs	SIGN - R22	Support	We support this rule.	Retain rule.
<b>Temporary Activities Section</b>				
Temporary Activities	TEMP			

Temporary Activities	Overview	Support	We support well designed neighbourhoods and public activities that increase social and emotional well-being and agree that the appropriate design, control, location, orientation of temporary activities such as concerts, parades, festivals, fairs, meetings, sporting and special events and exhibitions is important to ensure good health outcomes. Coordination and integration of temporary activities control and management is critical across natural, built, social and economic environments.	
Temporary Activities	Temporary Activities Objective			
Temporary Activities	TEMP - O1	Support	We support this policy.	Retain policy.
Temporary Activities	Temporary Activities Policies			
Temporary Activities	TEMP - P1	Support	We support this policy.	Retain policy.
Temporary Activities	TEMP - P2	Support	We support this policy.	Retain policy.
Temporary Activities	TEMP - P3	Support	We support this policy.	Retain policy.
Temporary Activities	TEMP - P4	Support	We support this policy.	Retain policy.
Temporary Activities	Temporary Activities Rules			
Temporary Activities	Note:			
Temporary Activities	Permitted Activities			
Temporary Activities	TEMP - R1	Support	We support this rule.	Retain rule.
Temporary Activities	TEMP - R2	Support	We support this rule.	Retain rule.
Temporary Activities	TEMP - R3	Support	We support this rule.	Retain rule.
Temporary Activities	TEMP - R4	Support	We support this rule.	Retain rule.
Temporary Activities	TEMP - R5	Support	We support this rule.	Retain rule.
Temporary Activities	TEMP - R6	Support	We support this rule.	Retain rule.
Temporary Activities	Controlled Activities			
Temporary Activities	TEMP - R7	Support	We support this rule.	Retain rule.
Temporary Activities	Restricted Discretionary Activities			
Temporary Activities	TEMP - R8	Support	We support this rule.	Retain rule.
Temporary Activities	TEMP - R9	Support	We support this rule.	Retain rule.
<b>PART 3 - AREA-SPECIFIC MATTERS Section</b>				
PART 3 - AREA-SPECIFIC MATTERS	PART 3 - AREA-SPECIFIC MATTERS			
<b>ZONES Section</b>				
ZONES	ZONES			
<b>Open Space and Recreation Zones Section</b>				
Open Space and Recreation Zones	Open Space and Recreation Zones			
Open Space and Recreation Zones	OSRZ			
Open Space and Recreation Zones	Open Space and Recreation Zones			
Open Space and Recreation Zones	Overview	Support	Te Mana Ora endorses the importance of Open Space and Recreation Zones. It is critical to protect these spaces for community wellbeing - both in terms of engaging with the natural environment and for recreation and leisure activities.	
Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Objectives			
Open Space and Recreation Zones	OSRZ - O1	Support in part	We recommend that the OSRZ-O1 is amended for clarity and to ensure that the development and activities are suitable.	Amend OSRZ-O1 as follows: <i>Development and activities should <del>must</del> complement and not conflict with the functions and values of the particular open space and the surrounding environment. Where appropriate, open space accommodates a compatible range of functions.</i> Retain objective.
Open Space and Recreation Zones	OSRZ - O2	Support	Separation of the Open Space and Recreation Zone into the three areas provides certainty about what activities can be expected in each section.	
Open Space and Recreation Zones	OSRZ - Open Space and Recreation Zones Policies			
Open Space and Recreation Zones	OSRZ - P1	support	We support this policy.	Retain policy.
Open Space and Recreation Zones	OSRZ - P2	Support	We support this policy.	Retain policy.
Open Space and Recreation Zones	OSRZ - P3	Support in part	We support this policy and endorse the importance of buildings and structures being designed carefully in ways that are compatible with the zone and surrounding environment. We suggest an amendment to this policy to ensure that both new buildings and any changes to pre-existing buildings and structures, align their design and function with the purpose and character of the open space around them.	Amend OSRZ-P3 as follows: New buildings and structures and external modifications to pre-existing buildings and structures should be designed and sited to be compatible with the function and predominant purpose of the open space and fit within the character and amenity of the surrounding area.
Open Space and Recreation Zones	OSRZ - P4	Support	We support this policy.	Retain policy.
Open Space and Recreation Zones	OSRZ - P5	Support	We support this policy.	Retain policy.
Open Space and Recreation Zones	OSRZ - P6	Support	We support co-management of areas of significance to Poutini Ngāi Tahu recognizing the health and wellbeing impacts that access to culturally important sites have.	Retain policy.
Open Space and Recreation Zones	OSRZ - P7	Support	Natural environments provide significant health and wellbeing benefits for those who have access to them, as well as wider population benefits. Protecting and promoting the values of these areas is important for the upholding of population health.	Retain policy.
Open Space and Recreation Zones	OSRZ - P8	Support	Sport, active recreation and community activities promote public health and wellbeing. Providing for these activities is supported by public health.	Retain policy.
Open Space and Recreation Zones	OSRZ - P9	Support in part	We recognise the need for open spaces to provide for a range of purposes. However, we recommend that this objective also acknowledge the adverse effects from certain activities, and that these adverse effects are managed appropriately using the effects management hierarchy.	Amend OSRZ-O9 as follows: <i>Provide for the range of purposes where compatible with open space values while managing any adverse effects on the environment and human health from these purposes using the effects management hierarchy, including:</i> <i>a. The ongoing operation and appropriate management of cemeteries;</i>
Open Space and Recreation Zones	OSRZ - P10		In our submission to the Exposure draft we requested that quality playgrounds be specifically included in clause (a). Playgrounds are amenities that bring people together for social interaction, play and physical activity. Across the world playgrounds are being designed with equipment that can be used across the age spectrum with a focus on both the young and older members of the community. Given that subdivisions and new developments are designed for people to live in, including quality playgrounds in the list of provisions will ensure that these community facilities are considered in the planning and implementation stages of the developments.	Amend OSRZ - P10 as follows: <i>Subdivision and new development should provide for open space needs generated by the development either through direct provision of land and works, or through a financial contribution. This includes:</i> <i>a. Additional neighbourhood parks including waterfront areas, walkways and cycleways, and accessible, quality playgrounds needed as a result of additional household and visitor accommodation growth;</i>
Open Space and Recreation Zones	Open Space Zone			
Open Space and Recreation Zones	OSRZ - P11	Support	We support this policy.	Retain policy.

Open Space and Recreation Zones	OSRZ - P12	Support	It is pleasing to see contribution to the overall health and wellbeing of the community mentioned in this policy. We support and endorse OSRZ-P12 (b): <i>Contribute to the overall health and wellbeing of the community</i> , recognising the important role these zones play in protecting and promoting health and wellbeing across communities now and in the future.	Retain policy.
Open Space and Recreation Zones	OSRZ - P13	Amend	We recommend that this policy acknowledges the potential adverse effects that some of these activities can cause to the environment and human health, and that these effects will be managed appropriately using the effects management hierarchy.	Amend OSRZ-P13 as follows: <i>Provide for activities that are ancillary to the functions of OSZ- Open Space Zone while managing any adverse effects on the environment and human health from these activities using the effects management hierarchy, including:</i> <i>a. Retail activities;</i>
Open Space and Recreation Zones	OSRZ - P14	Amend	We recommend that this policy specifically reference and consider adverse impacts on the environment and human health, and the appropriate management of these effects through the effects management hierarchy.	Amend OSRZ-P14 as follows: <i>Provide for mineral extraction activities within the OSZ- Open Space Zone where, while managing any adverse effects on the environment and human health from these activities using the effects management hierarchy, specifically ensuring:</i> <i>a. Impacts on open space and recreation values of the site are minimised ;</i>
Open Space and Recreation Zones	Sport and Active Recreation Zone			
Open Space and Recreation Zones	OSRZ - P15	Support	We support this policy.	Retain policy.
Open Space and Recreation Zones	OSRZ - P16	Support	It is pleasing to see contribution to the overall health and wellbeing of the community mentioned in this policy.	Retain policy.
Open Space and Recreation Zones	OSRZ - P17	Support	We support this policy.	Retain policy.
Open Space and Recreation Zones	Natural Open Space Zone			
Open Space and Recreation Zones	OSRZ - P18	Support	It is important to both the environment and human wellbeing that natural, cultural and biodiversity values are retained.	Retain policy.
Open Space and Recreation Zones	OSRZ - P19	Support	It is pleasing to see contribution to the overall health and wellbeing of the community mentioned in this policy.	Retain policy.
Open Space and Recreation Zones	OSRZ - P20	Support	We support this policy.	Retain policy.
Open Space and Recreation Zones <b>Natural Open Space Zone Section</b>				
Natural Open Space Zone	NOSZ			
Natural Open Space Zone	Natural Open Space Zone			
Natural Open Space Zone	Overview	Support	Te Mana Ora endorses the importance of the Natural Open Space Zone. It is critical to protect these spaces for community wellbeing - both in terms of engaging with the natural environment and for recreation and leisure activities.	
Natural Open Space Zone	NOSZ - Natural Open Space Zone Rules			
Natural Open Space Zone	Permitted Activities			
Natural Open Space Zone	NOSZ - R1	Support	We support this rule.	Retain rule.
Natural Open Space Zone	NOSZ - R2	Support	We support this rule.	Retain rule.
Natural Open Space Zone	NOSZ - R3	Support	We support this rule.	Retain rule.
Natural Open Space Zone	NOSZ - R4	Support	We support this rule.	Retain rule.
Natural Open Space Zone	NOSZ - R5	Support	We support this rule.	Retain rule.
Natural Open Space Zone	NOSZ - R6	Support	We support this rule.	Retain rule.
Natural Open Space Zone	Restricted Discretionary Activities			
Natural Open Space Zone	NOSZ - R7	Support	We support this rule.	Retain rule.
Natural Open Space Zone	NOSZ - R8	Support	We support this rule.	Retain rule.
Natural Open Space Zone	NOSZ - R9	Support	We support this rule.	Retain rule.
Natural Open Space Zone	Discretionary Activities			
Natural Open Space Zone	NOSZ - R10	Support	We support this rule.	Retain rule.
Natural Open Space Zone	NOSZ - R11	Support	We support this rule.	Retain rule.
Natural Open Space Zone	NOSZ - R12	Support	We support this rule.	Retain rule.
Natural Open Space Zone	Non-complying Activities			
Natural Open Space Zone	NOSZ - R13	Support	We support this rule.	Retain rule.
Natural Open Space Zone	NOSZ - R14	Support	We support this rule.	Retain rule.
Natural Open Space Zone	NOSZ - R15	Support	We support this rule.	Retain rule.
Natural Open Space Zone	NOSZ - R16	Support	We support this rule.	Retain rule.
Natural Open Space Zone	NOSZ - R17	Support	We support this rule.	Retain rule.
<b>Open Space Zone Section</b>				
Open Space Zone	OSZ			
Open Space Zone	Open Space Zone			
Open Space Zone	Overview	Support	Te Mana Ora endorses the importance of the Open Space Zone and the facilities and structures within this zone. It is critical to protect these spaces for community wellbeing, civic engagement, and community recreation and leisure activities. We note there is a small error in Paragraph 2 and suggest a correction.	Suggest the following correction to the overview: <i>The zone includes civic spaces, land with community facilities...In some cases <del>they also</del> the zone is also used for locations for quarrying and mineral extraction before the land is remediated for other open space uses.</i>
Open Space Zone	OSZ - Open Space Zone Rules			
Open Space Zone	Note:			
Open Space Zone	Permitted Activities			
Open Space Zone	OSZ - R1	Support	We support this rule.	Retain rule.
Open Space Zone	OSZ - R2	Support	We support this rule.	Retain rule.
Open Space Zone	OSZ - R3	Support	We support this rule.	Retain rule.
Open Space Zone	OSZ - R4	Support	We support this rule.	Retain rule.
Open Space Zone	OSZ - R5	Support	We support this rule.	Retain rule.
Open Space Zone	OSZ - R6	Support	We support this rule.	Retain rule.
Open Space Zone	OSZ - R7	Support	We support this rule.	Retain rule.
Open Space Zone	OSZ - R8	Support	We support this rule.	Retain rule.
Open Space Zone	OSZ - R9	Support	We support this rule.	Retain rule.
Open Space Zone	OSZ - R10	Support	We support this rule.	Retain rule.
Open Space Zone	OSZ - R11	Amend	We recommend that this rule acknowledges the potential adverse effects that mineral prospecting and mineral exploration could cause to the environment and human health, and that these effects will be managed appropriately using the effects management hierarchy.	Amend OSZ-R11 as follows: <i>Activity Status Permitted</i> <i>Where:</i> <i>1. This is authorised under a prospecting or exploration permit from NZPAM;</i> <i>...</i> <i>6. The adverse effects on the environment and human health from these activities are managed appropriately using the effects management hierarchy.</i>

Open Space Zone	OSZ - R12	Amend	We recommend that this rule acknowledges the potential adverse effects that agricultural, horticultural or pastoral activities can cause to the environment and human health, and that these effects will be managed appropriately using the effects management hierarchy.	Amend OSZ-R12 as follows: <i>Activity Status Permitted</i> Where: 1. <i>All performance standards for Rule OSZ -R1 are complied with; and</i> 2. <i>Any adverse effects on the environment and human health from these activities are managed appropriately using the effects management hierarchy.</i> 3. <i>The activity does not include:</i> ...
Open Space Zone	Controlled Activities			
Open Space Zone	OSZ - R13	Support	We support this rule.	Retain rule.
Open Space Zone	Restricted Discretionary Activities			
Open Space Zone	OSZ - R14	Support	We support this rule.	Retain rule.
Open Space Zone	OSZ - R15	Support	We support this rule.	Retain rule.
Open Space Zone	OSZ - R16	Support	We support this rule.	Retain rule.
Open Space Zone	OSZ - R17	Support	We support this rule.	Retain rule.
Open Space Zone	OSZ - R18	Support	We support this rule.	Retain rule.
Open Space Zone	OSZ - R19	Support	We support this rule.	Retain rule.
Open Space Zone	OSZ - R20	Support	We support this rule.	Retain rule.
Open Space Zone	Discretionary Activities			
Open Space Zone	OSZ - R21	Support	We support this rule.	Retain rule.
Open Space Zone	OSZ - R22	Support	We support this rule.	Retain rule.
Open Space Zone	OSZ - R23	Support	We support this rule.	Retain rule.
Open Space Zone	Non-complying Activities			
Open Space Zone	OSZ - R24	Support	We support this rule.	Retain rule.
Open Space Zone	OSZ - R25	Support	We support this rule.	Retain rule.
Open Space Zone	OSZ - R26	Support	We support this rule.	Retain rule.
<b>Sport and Active Recreation Zone Section</b>				
Sport and Active Recreation Zone	SARZ			
Sport and Active Recreation Zone	Sport and Active Recreation Zone			
Sport and Active Recreation Zone	Overview	Support	Te Mana Ora endorses the importance of the Sport and Active Recreation Zone. It is critical to protect these spaces for community wellbeing and for recreation and leisure activities.	
Sport and Active Recreation Zone	SARZ - Sport and Active Recreation Zone Rules			
Sport and Active Recreation Zone	Note:			
Sport and Active Recreation Zone	Permitted Activities			
Sport and Active Recreation Zone	SARZ - R1	Support	We support this rule.	Retain rule.
Sport and Active Recreation Zone	SARZ - R2	Support	We support this rule.	Retain rule.
Sport and Active Recreation Zone	SARZ - R3	Support	We are pleased to see the inclusion of clause 3(iv) to allow no restriction on hours for Civil Defence Emergency purposes.	Retain rule.
Sport and Active Recreation Zone	SARZ - R4	Support	We support this rule.	Retain rule.
Sport and Active Recreation Zone	SARZ - R5	Support	We support this rule.	Retain rule.
Sport and Active Recreation Zone	SARZ - R6	Support	We support this rule.	Retain rule.
Sport and Active Recreation Zone	SARZ - R7	Support	We support this rule.	Retain rule.
Sport and Active Recreation Zone	SARZ - R8	Support	We support this rule.	Retain rule.
Sport and Active Recreation Zone	SARZ - R9	Support	We support this rule.	Retain rule.
Sport and Active Recreation Zone	Controlled Activities			
Sport and Active Recreation Zone	SARZ - R10	Support	We support this rule.	Retain rule.
Sport and Active Recreation Zone	Restricted Discretionary Activities			
Sport and Active Recreation Zone	SARZ - R11	Support	We support this rule.	Retain rule.
Sport and Active Recreation Zone	SARZ - R12	Support	We support this rule.	Retain rule.
Sport and Active Recreation Zone	SARZ - R13	Support	We support this rule.	Retain rule.
Sport and Active Recreation Zone	SARZ - R14	Support	We support this rule.	Retain rule.
Sport and Active Recreation Zone	Non-complying Activities			
Sport and Active Recreation Zone	SARZ - R15	Support	We support this rule.	Retain rule.
Sport and Active Recreation Zone	SARZ - R16	Support	We support this rule.	Retain rule.
Sport and Active Recreation Zone	SARZ - R17	Support	We support this rule.	Retain rule.
Sport and Active Recreation Zone	SARZ - R18	Support	We support this rule.	Retain rule.
<b>Commercial and Mixed Use Zones Section</b>				
Commercial and Mixed Use Zones	Commercial and Mixed Use Zones			
Commercial and Mixed Use Zones	CMUZ			
Commercial and Mixed Use Zones	Commercial and Mixed Use Zones - Objectives and Policies			
Commercial and Mixed Use Zones	Overview	Support	Te Mana Ora recognises the importance of Commercial and Mixed Used Zones to community health and wellbeing, economic activities, and for access to community and public services. We largely support the objectives and policies in this section with some specific amendments to create healthy streets in and around the town centres on the West Coast/ Te Tai o Poutini.	
Commercial and Mixed Use Zones	Commercial and Mixed Use Zones Objectives			
Commercial and Mixed Use Zones	CMUZ - O1	Support	We support this objective.	Retain objective.
Commercial and Mixed Use Zones	CMUZ - O2	Support	We support this objective.	Retain objective.
Commercial and Mixed Use Zones	CMUZ - O3	Support	We support this objective.	Retain objective.
Commercial and Mixed Use Zones	Commercial and Mixed Use Zones Policies			
Commercial and Mixed Use Zones	Activities and Development in CUMZ - Commercial and Mixed Use Zones			
Commercial and Mixed Use Zones	CMUZ - P1	Support	We support this policy.	Retain policy.
Commercial and Mixed Use Zones	CMUZ - P2	Support	We support this policy.	Retain policy.
Commercial and Mixed Use Zones	CMUZ - P3	Support	We support this policy.	Retain policy.
Commercial and Mixed Use Zones	CMUZ - P4	Support	We support this policy.	Retain policy.
Commercial and Mixed Use Zones	New Locations for CMUZ -Commercial and Mixed Use Zones			
Commercial and Mixed Use Zones	CMUZ - P5	Support	We support this policy.	Retain policy.
Commercial and Mixed Use Zones	CMUZ - P6	Support	We support this policy.	Retain policy.
Commercial and Mixed Use Zones	CMUZ - P7	Support	We support this policy.	Retain policy.
Commercial and Mixed Use Zones	Infrastructure in Commercial and Mixed Use Zones			
Commercial and Mixed Use Zones	CMUZ - P8	Support	We support this policy.	Retain policy.
Commercial and Mixed Use Zones	CMUZ - P9	Support	We support this policy.	Retain policy.
Commercial and Mixed Use Zones	CMUZ - P10	Support	We support this policy.	Retain policy.
Commercial and Mixed Use Zones	CMUZ - P11	Support	We support this policy.	Retain policy.
Commercial and Mixed Use Zones	CMUZ - P12	Support	We support this policy.	Retain policy.
Commercial and Mixed Use Zones	Policies for Specific Commercial and Mixed Use Zones			
Commercial and Mixed Use Zones	CMUZ - P13	Support	We support this policy.	Retain policy.
Commercial and Mixed Use Zones	CMUZ - P14	Support	We support this policy.	Retain policy.



Commercial and Mixed Use Zones	CMUZ - P15	Support in part	Te Mana Ora strongly supports the emphasis on pedestrian-orientated street layout and encouraging pedestrian movement. Street designs that encourage active transport, for example walking and cycling, provide considerable physical and mental health benefits. To further support pedestrian movement and a healthy street design, Te Mana Ora recommends that public places to sit and rest and appropriate shade and shelter are incorporated into the Town Centre Zones.	Amend CMUZ-P15 as follows: <i>Activities within the TCZ- Town Centre Zones should:</i> <i>a). Maintain or enhance natural and historic features and built form;</i> ... <i>g). Provide a high-quality pedestrian environment, with pedestrian orientated street layout <u>including specific places for pedestrians to stop and rest, appropriate shade and shelter, slower vehicle speeds in pedestrian areas, clearly marked and accessible pedestrian crossings.</u></i>
Commercial and Mixed Use Zones	CMUZ - P16	Support	We support this policy.	Retain policy.
Commercial and Mixed Use Zones	CMUZ - P17	Support	We support this policy.	Retain policy.
Commercial and Mixed Use Zones	CMUZ - P18	Support	We support this policy.	Retain policy.
Commercial and Mixed Use Zones	CMUZ - P19	Support	We support this policy.	Retain policy.
Commercial and Mixed Use Zones	Additional Policies for Town Centre Precincts			
Commercial and Mixed Use Zones	Town Centre Zone Greymouth/Māwhera Town Centre Precinct Policies			
Commercial and Mixed Use Zones	CMUZ - PREC1 - P1	Support	We support this policy.	Retain policy.
Commercial and Mixed Use Zones	CMUZ - PREC1 - P2	Support	We support this policy.	Retain policy.
Commercial and Mixed Use Zones	CMUZ - PREC1 - P3	Support	We support this policy.	Retain policy.
Commercial and Mixed Use Zones	CMUZ - PREC1 - P4	Support	Te Mana Ora strongly supports the development of green corridors connecting the Grey/ Māwhera River to Victoria Park, Sawyers Creek Wetlands and the lagoon. Green corridors are a vital way to support and increase biodiversity in urban settings, as well as support walking and cycling through these green corridors. Green corridors also provide natural infrastructure in tree canopies that provide essential shade and shelter. As an example, after the Christchurch earthquakes, Christchurch's 'red zone' around the Avon/ Otakaro River has been transformed into an ecological corridor that many residents in Christchurch enjoy walking, cycling, and spending leisure time in.	Maintain policy.
Commercial and Mixed Use Zones	CMUZ - PREC1 - P5	Support in part	Te Mana Ora supports the emphasis on a vibrant, active pedestrian environment and further recommends that healthy streets design, that further encourages walking and cycling is considered alongside the Crime Prevention through Environment Design (CPTED) principles.	Amend CMUZ-PREC1-P5 as follows: <i>d. Create a vibrant, active pedestrian environment w <u>ith places to sit and rest, appropriate shade and shelter, a slower vehicle speed in the pedestrian environment, and clearly marked and accessible pedestrian crossings.</u></i>
Commercial and Mixed Use Zones	CMUZ - PREC1 - P6	Support in part	Te Mana Ora supports this policy but suggests that it is amended slightly for clarity.	Amend CMUZ-PREC1-P6 as follows: <i>Encourage <u>walking and cycling</u>, access to and along the Grey/Māwhera River to the adjacent MUZ - Mixed Use Zone, the West Coast Wilderness Trail and Māwheranui Walkway.</i>
Commercial and Mixed Use Zones	Town Centre Zone - Hokitika Town Centre Precinct Policies			
Commercial and Mixed Use Zones	CMUZ - PREC2 - P7	Support in part	Te Mana Ora supports the emphasis on a high quality pedestrian environment and suggest some specific amendments to support a healthy street design that encourages walking and cycling, and supports the safety of pedestrians and cyclists.	Amend CMUZ - PREC2 as follows: <i>Reinforce the pedestrian priority in the TCZ - PREC2 - Hokitika Town Centre Precinct by requiring verandas and other s <u>shade and shelter, places to sit and rest, slower vehicle speeds in the pedestrian area, clearly marked and accessible pedestrian crossings</u>, active street frontage and a high quality pedestrian environment which reflects the Hokitika Town Centre Design Guidelines.</i>
Commercial and Mixed Use Zones	CMUZ - PREC2 - P8	Support	We support this policy.	Retain policy.
Commercial and Mixed Use Zones	CMUZ - PREC2 - P9	Support in part	Te Mana Ora strongly supports the promotion of pedestrian links and pedestrian focused activity to link the Hokitika town centre to the Gibson Quay/ Hokitika River and to the Hokitika beachfront. Te Mana Ora recommends that the policy be amended to include cycling as well. Enabling active transport routes, for walking and cycling, is critical to supporting community health and wellbeing, both for physical and mental health, but also enabling community cohesion and connections.	Amend CMUZ -PREC2-P9 as follows: <i>Promote pedestrian and <u>cycling</u> links and pedestrian and <u>cycling</u> focused activity to link the Hokitika town centre to the Gibson Quay/ Hokitika beachfront.</i>
Commercial and Mixed Use Zones	Town Centre Zone - Westport/Kawatiri Town Centre Precinct Policies			
Commercial and Mixed Use Zones	CMUZ - PREC3 - P10	Support	We support this policy.	Retain policy.
Commercial and Mixed Use Zones	CMUZ - PREC3 - P11	Support in part	Te Mana Ora supports the emphasis on a high quality pedestrian environment and suggest some specific amendments to support a healthy street design that encourages walking and cycling, and supports the safety of pedestrians and cyclists.	Amend CMUZ-PREC3-P11 as follows: <i>Reinforce Palmerston Street between Henley St and Rintoul St as the heart of Westport/Kawatiri by requiring verandas, active street frontage, and a high quality pedestrian environment with places to sit and rest, appropriate share and shelter, a slower vehicle speed in the pedestrian environment, and clearly marked and accessible pedestrian crossings.</i>
Commercial and Mixed Use Zones	CMUZ - PREC3 - P12	Support in part	Te Mana Ora strongly supports the promotion of pedestrian links and pedestrian focused activity to link Victoria Square to the Buller/ Kawatiri Riverfront. Te Mana Ora recommends that the policy be amended to include cycling as well. Enabling active transport routes, for walking and cycling, is critical to supporting community health and wellbeing, both for physical and mental health, but also enabling community cohesion and connections.	Amend CMUZ-PREC2-P12 <i>Promote pedestrian <u>and cycling</u> links and pedestrian <u>and cycling</u> focused activity to link Victoria Square to the Buller/ Kawatiri Riverfront.</i>
Commercial and Mixed Use Zones	Town Centre Zone - Reefton Town Centre Precinct Policies			
Commercial and Mixed Use Zones	CMUZ - PREC4 - P13	Support	We support this policy.	Retain policy.
Commercial and Mixed Use Zones	CMUZ - PREC4 - P14	Support	We support this policy.	Retain policy.
Commercial Zone	COMZ			
Commercial Zone	Commercial Zone			
Commercial Zone	Overview	Support	Te Mana Ora recognises the importance of Commercial Zones to community health and wellbeing, economic activities, and for accessing community and public services. We support the rules in the Commercial Zone .	
Commercial Zone	Commercial Zone Rules			
Commercial Zone	Note:			
Commercial Zone	Permitted Activities			
Commercial Zone	COMZ - R1	Support	We support this rule.	Retain rule.
Commercial Zone	COMZ - R2	Support	We support this rule.	Retain rule.
Commercial Zone	COMZ - R3	Support	We support this rule.	Retain rule.
Commercial Zone	COMZ - R4	Support	We support this rule.	Retain rule.
Commercial Zone	COMZ - R5	Support	We support this rule.	Retain rule.
Commercial Zone	Restricted Discretionary Activities			
Commercial Zone	COMZ - R6	Support	We support this rule.	Retain rule.
Commercial Zone	COMZ - R7	Support	We support this rule.	Retain rule.
Commercial Zone	Discretionary Activities			
Commercial Zone	COMZ - R8	Support	We support this rule.	Retain rule.
Commercial Zone	Non-complying Activities			
Commercial Zone	COMZ - R9	Support	We support this rule.	Retain rule.
Commercial Zone	COMZ - R10	Support	We support this rule.	Retain rule.





Town Centre Zone	TCZ - R16	Support	We support this rule.	Retain rule.
Town Centre Zone	TCZ - R17	Support	We support this rule.	Retain rule.
Town Centre Zone	Non-complying Activities			
Town Centre Zone	TCZ - R18	Support	We support this rule.	Retain rule.
Town Centre Zone	TCZ - R19	Support	We support this rule.	Retain rule.
Town Centre Zone	TCZ - R20	Support	We support this rule.	Retain rule.
Town Centre Zone	TCZ - R21	Support	We support this rule.	Retain rule.
Town Centre Zone	TCZ - R21	Support	We support this rule.	Retain rule.
<b>Industrial Zones Section</b>				
Industrial Zones	Industrial Zones			
Industrial Zones	INZ			
Industrial Zones	Industrial Zones - Objectives and Policies			
Industrial Zones	Overview	Support	Te Mana Ora supports the objectives and policies for Industrial Zones.	
Industrial Zones	Industrial Zone Objectives			
Industrial Zones	INZ - O1	Support	We support this objective.	Retain objective.
Industrial Zones	INZ - O2	Support	We support this objective.	Retain objective.
Industrial Zones	Industrial Zone Policies			
Industrial Zones	INZ - P1	Support	We support this policy.	Retain policy.
Industrial Zones	INZ - P2	Support	We support this policy.	Retain policy.
Industrial Zones	INZ - P3	Support	We support this policy.	Retain policy.
Industrial Zones	INZ - P4	Support	We support this policy.	Retain policy.
Industrial Zones	INZ - P5	Support	We support this policy.	Retain policy.
Industrial Zones	INZ - P6	Support	We support this policy.	Retain policy.
Industrial Zones	INZ - P7	Support	We support this policy.	Retain policy.
Industrial Zones	INZ - P8	Support	We support this policy.	Retain policy.
Industrial Zones	INZ - P9	Support	We support this policy.	Retain policy.
Industrial Zones	INZ - P10	Support	We support this policy.	Retain policy.
Industrial Zones	INZ - P11	Support	We support this policy.	Retain policy.
<b>General Industrial Zone Section</b>				
General Industrial Zone	GIZ			
General Industrial Zone	General Industrial Zone			
General Industrial Zone	Overview	Support	Te Mana Ora supports the rules for the General Industrial Zone.	
General Industrial Zone	Other relevant Te Tai o Poutini Plan provisions			
General Industrial Zone	General Industrial Zone Rules			
General Industrial Zone	Note:			
General Industrial Zone	Permitted Activities			
General Industrial Zone	GIZ - R1	Support	We support this rule.	Retain rule.
General Industrial Zone	GIZ - R2	Support	We support this rule.	Retain rule.
General Industrial Zone	GIZ - R3	Support	We support this rule.	Retain rule.
General Industrial Zone	GIZ - R4	Support	We support this rule.	Retain rule.
General Industrial Zone	GIZ - R5	Support	We support this rule.	Retain rule.
General Industrial Zone	GIZ - R6	Support	We support this rule.	Retain rule.
General Industrial Zone	GIZ - R7	Support	We support this rule.	Retain rule.
General Industrial Zone	GIZ - R8	Support	We support this rule.	Retain rule.
General Industrial Zone	Restricted Discretionary Activities			
General Industrial Zone	GIZ - R9	Support	We support this rule.	Retain rule.
General Industrial Zone	GIZ - R10	Support	We support this rule.	Retain rule.
General Industrial Zone	GIZ - R11	Support	We support this rule.	Retain rule.
General Industrial Zone	Discretionary Activities			
General Industrial Zone	GIZ - R12	Support	We support this rule.	Retain rule.
General Industrial Zone	GIZ - R13	Support	We support this rule.	Retain rule.
General Industrial Zone	GIZ - R14	Support	We support this rule.	Retain rule.
General Industrial Zone	Non-complying Activities			
General Industrial Zone	GIZ - R15	Support	We support this rule.	Retain rule.
<b>Light Industrial Zone Rules Section</b>				
Light Industrial Zone Rules	LIZ			
Light Industrial Zone Rules	Light Industrial Zone Rules			
Light Industrial Zone Rules	Overview	Support	Te Mana Ora supports the rules for the Light Industrial Zone.	
Light Industrial Zone Rules	Light Industrial Zone Rules			
Light Industrial Zone Rules	Note:			
Light Industrial Zone Rules	Permitted Activities			
Light Industrial Zone Rules	LIZ - R1	Support	We support this rule.	Retain rule.
Light Industrial Zone Rules	LIZ - R2	Support	We support this rule.	Retain rule.
Light Industrial Zone Rules	LIZ - R3	Support	We support this rule.	Retain rule.
Light Industrial Zone Rules	LIZ - R4	Support	We support this rule.	Retain rule.
Light Industrial Zone Rules	LIZ - R5	Support	We support this rule.	Retain rule.
Light Industrial Zone Rules	LIZ - R6	Support	We support this rule.	Retain rule.
Light Industrial Zone Rules	LIZ - R7	Support	We support this rule.	Retain rule.
Light Industrial Zone Rules	LIZ - R8	Support	We support this rule.	Retain rule.
Light Industrial Zone Rules	Restricted Discretionary Activities			
Light Industrial Zone Rules	LIZ - R9	Support	We support this rule.	Retain rule.
Light Industrial Zone Rules	LIZ - R10	Support	We support this rule.	Retain rule.
Light Industrial Zone Rules	LIZ - R11	Support	We support this rule.	Retain rule.
Light Industrial Zone Rules	Discretionary Activities			
Light Industrial Zone Rules	LIZ - R12	Support	We support this rule.	Retain rule.
Light Industrial Zone Rules	LIZ - R13	Support	We support this rule.	Retain rule.
Light Industrial Zone Rules	LIZ - R14	Support	We support this rule.	Retain rule.
Light Industrial Zone Rules	Non-complying Activities			
Light Industrial Zone Rules	LIZ - R15	Support	We support this rule.	Retain rule.
<b>Residential Zones Section</b>				
Residential Zones	Residential Zones			
Residential Zones	Residential Zones - Objectives and Policies			
Residential Zones	Overview	Support	Te Mana Ora largely supports the objectives and policies in this section, with some amendments recommended. Residential Zones are where communities live, as such there is a responsibility and opportunity to ensure that the environment, infrastructure, amenities, and neighbourhood design is supporting community health and wellbeing.	
Residential Zones	Residential Zones - Objectives			
Residential Zones	RESZ - O1	Support	We support this objective.	Retain objective.
Residential Zones	RESZ - O2	Support	We support this objective.	Retain objective.
Residential Zones	RESZ - O3	Support	We support this objective.	Retain objective.

Residential Zones	Residential Zone Policies	Amend	We support the policies in this section and suggest an additional policy to create a Clean Air Zone that overlays Residential Zones. Te Mana Ora recommends this additional policy is developed to support better air quality for the West Coast/ Te Tai o Poutini. Air pollution has considerable impact on health outcomes, for example air pollution contributes to respiratory and cardiovascular diseases in communities, additionally air pollution in Aotearoa New Zealand in 2016 led to 3,300 premature deaths. We note that the Regional Air Quality Plan which became operative in 2001, has not been updated. Te Tai o Poutini provides an opportunity to develop policies and rules to protect air quality and therefore protect the health of the population in this region.	Retain policies and include additional policy as follows: <u>RESZ-P18: Clean Air Zones must be applied to Residential Zones to improve air quality and support a healthy environment for residents.</u>
Residential Zones	RESZ - P1	Support	We support this policy.	Retain policy.
Residential Zones	RESZ - P2	Support in part	We strongly support RESZ-P2, particularly section (g), providing safe, efficient and accessible movement for pedestrians, cyclists, and vehicles. We request that further explanation regarding 'reasonable levels of sunlight and daylight' is provided. Recession planes need to be better explained in Appendix 2 to illustrate a reasonable level of sunlight. For example, the Christchurch City Council used diagrams in their district plan to explain recession planes and ensure an adequate standard of daylight/sunlight; we recommend that the Te Tai o Poutini Plan does the same.	Recommend further explanation in Appendix 2 related to RESZ-P2 (d) that explains recession planes, with diagrams that can clearly illustrate a reasonable level of sunlight/daylight.
Residential Zones	RESZ - P3	Support	We support this policy.	Retain policy.
Residential Zones	RESZ - P4	Support	We support this policy.	Retain policy.
Residential Zones	RESZ - P5	Support	We support this policy.	Retain policy.
Residential Zones	RESZ - P6	Support	We support this policy.	Retain policy.
Residential Zones	RESZ - P7	Support	We support this policy.	Retain policy.
Residential Zones	RESZ - P8	Support	We support this policy.	Retain policy.
Residential Zones	RESZ - P9	Support	We support this policy.	Retain policy.
Residential Zones	RESZ - P10	Support	We support this policy.	Retain policy.
Residential Zones	RESZ - P11	Support	Strongly support enabling development of papakainga for needs of Ngai Tahu whanau	Retain policy.
Residential Zones	RESZ - P12	Support	Strongly support new developments and redevelopment supporting and improving accessibility and connectivity within settlements.	Retain policy.
Residential Zones	RESZ - P13	Support	We support this policy.	Retain policy.
Residential Zones	RESZ - P14	Support	We support this policy.	Retain policy.
Residential Zones	RESZ - P15	Support	We support this policy.	Retain policy.
Residential Zones	RESZ - P16	Support	We support this policy.	Retain policy.
Residential Zones	RESZ - P17	Support in part	We recommend that this policy be more specific. Over what time frame is it expected that sporadic out-of-zone industrial activities would move from residential to industrial zoned areas? The presence of sporadic out of zone industrial activities in residential zones could have a negative impact on the health and wellbeing of those living nearby depending on what these industrial activities are.	Amend RESZ-P17 as follows: <del>Over the long-term</del> <u>Within the next 10 years, encourage and promote the relocation of sporadic out-of-zone industrial activities in residential zoned areas to industrial zoned areas.</u>
<b>General Residential Zone Section</b>				
General Residential Zone	GRZ			
General Residential Zone	General Residential Zone			
General Residential Zone	Overview	Support in part	Te Mana Ora supports General Residential Zones in the main towns of Greymouth/Mawhera, Hokitika, Reefton and Westport/Kawatiri on the West Coast/Te Tai o Poutini. We agree that high quality residential built environments with high neighbourhood amenity, close to good quality accessible public services and containing housing stock that is affordable, secure, dry and warm are all critical for ensuring good health and wellbeing outcomes for people and strong communities. We largely support the rules for General Residential Zones with some recommended amendments.	
General Residential Zone	General Residential Zone Rules			
General Residential Zone	Note:			
General Residential Zone	Permitted Activities			
General Residential Zone	GRZ - R1	Amend	We support this rule, however, we would like to see more information included in Appendix 2 regarding GRZ-R1(9). More clarity is required regarding recession planes to ensure adequacy of daylight/sunlight is maintained. Te Mana Ora also recommends that a Clean Air Zone rule be added to the General Residential Zone rules. To ensure better air quality, we suggest that the West Coast / Te Tai o Poutini Plan includes rules regarding home heating options within the Clean Air Zone, this will enable better air quality and health outcomes for residents. Some home heating options, particularly coal, can contribute to poor air quality and pollution, whereas ultra-low emission burners can reduce pollution. We recommend that Te Tai o Poutini adopts rules similar to those applied in Canterbury around home heating within Clean Air Zones.	We recommend an amendment to Appendix 2, to clarify recession planes and ensure adequate daylight and sunlight is maintained. Including diagrams in Appendix 2 as suggested in RESZ-P2. Amend GRZ-R1 as follows: <u>11. Residential units within Clean Air Zones can install an ultra-low emission burner and existing low-emission burners are allowed for up to 20 years from installation. Installation of low emission burners and use of open fires or older style burners is not allowed within Clean Air Zones.</u>
General Residential Zone	GRZ - R2	Support	We support this rule.	Retain rule.
General Residential Zone	GRZ - R3	Support	We support this rule.	Retain rule.
General Residential Zone	GRZ - R4	Support	We support this rule.	Retain rule.
General Residential Zone	GRZ - R5	Support	We support this rule.	Retain rule.
General Residential Zone	GRZ - R6	Support	We support this rule.	Retain rule.
General Residential Zone	GRZ - R7	Support	We support this rule.	Retain rule.
General Residential Zone	GRZ - R8	Support	We support this rule.	Retain rule.
General Residential Zone	GRZ - R9	Support	We support this rule.	Retain rule.
General Residential Zone	GRZ - R10	Support	We support this rule.	Retain rule.
General Residential Zone	Controlled Activities			
General Residential Zone	GRZ - R11	Support	We support this rule.	Retain rule.
General Residential Zone	GRZ - R12	Support	We support this rule.	Retain rule.
General Residential Zone	Restricted Discretionary Activities			
General Residential Zone	GRZ - R13	Support	We support this rule.	Retain rule.
General Residential Zone	GRZ - R14	Support	We support this rule.	Retain rule.
General Residential Zone	GRZ - R15	Support	We support this rule.	Retain rule.
General Residential Zone	GRZ - R16	Support	We support this rule.	Retain rule.
General Residential Zone	GRZ - R17	Support	We support this rule.	Retain rule.
General Residential Zone	GRZ - R18	Support	We support this rule.	Retain rule.
General Residential Zone	Discretionary Activities			
General Residential Zone	GRZ - R19	Support	We support this rule.	Retain rule.
General Residential Zone	GRZ - R20	Support	We support this rule.	Retain rule.

General Residential Zone	GRZ - R21	Support	We support this rule.	Retain rule.
General Residential Zone	GRZ - R22	Support	We support this rule.	Retain rule.
General Residential Zone	Non-complying Activities			
General Residential Zone	GRZ - R23	Support	We support this rule.	Retain rule.
General Residential Zone	GRZ - R24	Support	We support this rule.	Retain rule.
<b>Large Lot Residential Zone Section</b>				
Large Lot Residential Zone	LLRZ			
Large Lot Residential Zone	Large Lot Residential Zone			
Large Lot Residential Zone	Overview	Support	Te Mana Ora supports Large Lot Residential Zones which are serviced by reticulated water supply and wastewater systems but are of lower density character and predominantly located on the edges of towns. We support the rules for Large Lot Residential Zones.	
Large Lot Residential Zone	Large Lot Residential Zone Rules			
Large Lot Residential Zone	Note:			
Large Lot Residential Zone	Permitted Activities			
Large Lot Residential Zone	LLRZ - R1	Support	We support this rule.	Retain rule.
Large Lot Residential Zone	LLRZ - R2	Support	We support this rule.	Retain rule.
Large Lot Residential Zone	LLRZ - R3	Support	We support this rule.	Retain rule.
Large Lot Residential Zone	LLRZ - R4	Support	We support this rule.	Retain rule.
Large Lot Residential Zone	LLRZ - R5	Support	We support this rule.	Retain rule.
Large Lot Residential Zone	LLRZ - R6	Support	We support this rule.	Retain rule.
Large Lot Residential Zone	LLRZ - R7	Support	We support this rule.	Retain rule.
Large Lot Residential Zone	LLRZ - R8	Support	We support this rule.	Retain rule.
Large Lot Residential Zone	LLRZ - R9	Support	We support this rule.	Retain rule.
Large Lot Residential Zone	Controlled Activities			
Large Lot Residential Zone	LLRZ - R10	Support	We support this rule.	Retain rule.
Large Lot Residential Zone	LLRZ - R11	Support	We support this rule.	Retain rule.
Large Lot Residential Zone	Restricted Discretionary Activities			
Large Lot Residential Zone	LLRZ - R12	Support	We support this rule.	Retain rule.
Large Lot Residential Zone	LLRZ - R13	Support	We support this rule.	Retain rule.
Large Lot Residential Zone	LLRZ - R14	Support	We support this rule.	Retain rule.
Large Lot Residential Zone	Discretionary Activities			
Large Lot Residential Zone	LLRZ-R15	Support	We support this rule.	Retain rule.
Large Lot Residential Zone	LLRZ-R16	Support	We support this rule.	Retain rule.
Large Lot Residential Zone	LLRZ-R17	Support	We support this rule.	Retain rule.
Large Lot Residential Zone	LLRZ-R18	Support	We support this rule.	Retain rule.
Large Lot Residential Zone	Non-complying Activities			
Large Lot Residential Zone	LLRZ - R19	Support	We support this rule.	Retain rule.
Large Lot Residential Zone	LLRZ - R20	Support	We support this rule.	Retain rule.
Large Lot Residential Zone	LLRZ - R21	Support	We support this rule.	Retain rule.
Large Lot Residential Zone	LLRZ - R22	Support	We support this rule.	Retain rule.
<b>Medium Density Residential Zone Section</b>				
Medium Density Residential Zone	MRZ			
Medium Density Residential Zone	Medium Density Residential Zone			
Medium Density Residential Zone	Overview	Support	Te Mana Ora supports Medium Density Residential Zones which provide for residential development of greater density in the four main West Coast Te Tai o Poutini towns but only for areas that are in close proximity to both the Town Centre Zone and areas of public open space. We largely support the rules for Medium Density Residential Zones with some recommended amendments.	
Medium Density Residential Zone	Medium Density Residential Zone Rules			
Medium Density Residential Zone	Note:			
Medium Density Residential Zone	Permitted Activities			
Medium Density Residential Zone	MRZ - R1	Support in part	We support this rule, however, we would like to see more information included in Appendix 2 regarding MRZ - R1(8). More clarity is required regarding recession planes to ensure adequacy of daylight/sunlight is maintained.	We recommend an amendment to Appendix 2, to clarify recession planes and ensure adequate daylight and sunlight is maintained. Including diagrams in Appendix 2 as suggested in RESZ-P2 and GRZ-R1(9) is recommended.
Medium Density Residential Zone	MRZ - R2	Support	We support this rule.	Retain rule.
Medium Density Residential Zone	MRZ - R3	Support	We support this rule.	Retain rule.
Medium Density Residential Zone	MRZ - R4	Support	We support this rule.	Retain rule.
Medium Density Residential Zone	MRZ - R5	Support	We support this rule.	Retain rule.
Medium Density Residential Zone	MRZ - R6	Support	We support this rule.	Retain rule.
Medium Density Residential Zone	MRZ - R7	Support	We support this rule.	Retain rule.
Medium Density Residential Zone	MRZ - R8	Support	We support this rule.	Retain rule.
Medium Density Residential Zone	Controlled Activities			
Medium Density Residential Zone	MRZ - R9	Support	We support this rule.	Retain rule.
Medium Density Residential Zone	MRZ - R10	Support	We support this rule.	Retain rule.
Medium Density Residential Zone	MRZ - R11	Support	We support this rule.	Retain rule.
Medium Density Residential Zone	Restricted Discretionary Activities			
Medium Density Residential Zone	MRZ - R12	Support	We support this rule.	Retain rule.
Medium Density Residential Zone	MRZ - R13	Support	We support this rule.	Retain rule.
Medium Density Residential Zone	MRZ - R14	Support	We support this rule.	Retain rule.
Medium Density Residential Zone	Discretionary Activities			
Medium Density Residential Zone	MRZ - R15	Support	We support this rule.	Retain rule.
Medium Density Residential Zone	MRZ - R16	Support	We support this rule.	Retain rule.
Medium Density Residential Zone	MRZ - R17	Support	We support this rule.	Retain rule.
Medium Density Residential Zone	Non-complying Activities			
Medium Density Residential Zone	MRZ - R18	Support	We support this rule.	Retain rule.
Medium Density Residential Zone	MRZ - R19	Support	We support this rule.	Retain rule.
Medium Density Residential Zone	MRZ - R20	Support	We support this rule.	Retain rule.
Medium Density Residential Zone	MRZ - R21	Support	We support this rule.	Retain rule.
<b>Rural Zones Section</b>				
Rural Zones	Rural Zones			
Rural Zones	RURZ			
Rural Zones	Rural Zones - Objectives and Policies			

Rural Zones	Overview	Support	Te Mana Ora supports the balanced management of rural zones which are essential to ensuring community resilience and good health outcomes for people and communities. Strong rural communities have strong social connections and strong connections to the natural environment which nourishes physical and emotional wellbeing. Prosperous rural businesses provide quality employment and job security which increases health and wellbeing of rural residents as well as making it easier to pursue a healthy lifestyle.	
Rural Zones Rural Zones Rural Zones	Note with Regard to Plantation Forestry Rural Zones Objectives RURZ - O1	Support	We strongly support this objective as retaining highly productive land is essential for production of healthy, locally sourced food which is important for good health outcomes and community resilience.	Retain objective.
Rural Zones Rural Zones Rural Zones	RURZ - O2 RURZ - O3 RURZ - O4	Support Support Support	We support this objective. We support this objective. We strongly support this objective as it is important to implement hazard management and limit expansion of settlements in high risk locations for good public health outcomes and community resilience.	Retain objective. Retain objective. Retain objective.
Rural Zones	RURZ - O5	Support in part	We support this objective for mineral use, extraction and prospecting in rural zone as the quarrying for gravel and aggregates is important especially for road construction and maintenance and also flood/coastal erosion protection works; both of which have positive public health outcomes. We strongly support the balanced approach that adverse effects are minimised and rehabilitation of land occurs following mineral extraction. We recommend that this objective is amended to further refer to the potential adverse effects on the environment and human health and that these effects are managed appropriately using the effects management hierarchy.	Amend RURZ-O5 as follows: <i>To support the use and extraction of mineral resources located within the rural environment, recognising that mineral resources are widespread, and that provided adverse effects <u>to the environment and human health</u> are minimised <u>and managed using the effects management hierarchy</u>, and rehabilitation of the land occurs following mineral extraction, mineral extraction can be appropriate in a range of locations.</i>
Rural Zones	RURZ - O6	Support	We strongly support this objective as appropriate infrastructure is essential for good health outcomes and community resilience.	
Rural Zones Rural Zones Rural Zones Rural Zones	Rural Zones Policies Rural Amenity and Character RURZ - P1 RURZ - P2	Support Support	We support this policy. We strongly support this policy as it is important to provide new housing opportunities away from significant risks to life, and also minimise ribbon residential development for good public health outcomes and community resilience.	Retain policy. Retain policy.
Rural Zones	RURZ - P3	Support	We strongly support this policy as it is important that expansion of existing settlements should avoid areas of high hazard risk for good public health outcomes and community resilience.	Retain policy.
Rural Zones Rural Zones Rural Zones	RURZ - P4 Production Values RURZ - P5	Support Support Support	We support this policy. We support the policy in this section. We strongly support this policy as retaining highly productive land is essential for production of healthy locally sourced food which important for good health outcomes and community resilience.	Retain policy. Retain policy. Retain policy.
Rural Zones Rural Zones Rural Zones Rural Zones Rural Zones Rural Zones Rural Zones Rural Zones Rural Zones Rural Zones	Non-Rural Activities RURZ - P6 RURZ - P7 RURZ - P8 Visitor Economy RURZ - P9 RURZ - P10 Infrastructure in Rural Areas RURZ - P11	Support Support Support Support Support Support Support Support Support Support in part	We support the policies in this section. We support this policy. We support this policy. We support this policy. We support the policies in this section. We support this policy. We support this policy. We support this policy. We largely support the policies in this section. We support this policy apart from the wording in RURZ-P11(c) as we are aware of significant regions on the West Coast, particularly inland and northern Buller, where supplementary networked rural water supplies may become necessary for rural lifestyle areas due to insufficient natural rainfall. We also note that onsite waste water treatment generally works better for households with more restricted water supplies as high water using appliances can overload capacity of septic tanks/effluent disposal fields and lead to surface flooding.	Retain policies. Retain policy. Retain policy. Retain policy. Retain policies. Retain policy. Retain policy. Retain policy. Retain policies with amendment to RURZ-P11. Amend RURZ-P11 as follows: <i>c. <u>On site provision of water supply and/or existence of networked rural water supply</u>; and on-site land treatment and disposal of stormwater and wastewater.</i>
Rural Zones	RURZ - P12	Support	We strongly support settlement zones (SETZ_PREC2) with local community and commercial areas that provide sufficient wastewater treatment, water supply, refuse disposal, roading, footpaths, open space and parking infrastructure and servicing - all of which are essential for good public health outcomes and community resilience.	Retain policy.
Rural Zones	RURZ - P13	Support	We strongly support for settlement zones (SETZ_PREC2) that community scale infrastructure is vested in Council where there are more than 10 privately owned lots on public health grounds. We are aware of some existing subdivisions on the West Coast which are having on-going issues around lack of provision of appropriate infrastructure.	Retain policy.
Rural Zones Rural Zones Rural Zones	RURZ - P14 Reverse sensitivity RURZ - P15	Support Support	We support this policy. We strongly support this policy to design in sufficient buffers between rural and development of sensitive land uses (e.g. residential) for good public health outcomes and community resilience.	Retain policy. Retain policy.
Rural Zones	RURZ - P16	Support	We strongly support this policy to design in sufficient buffers around infrastructure such as wastewater treatment plants and land disposal areas and sensitive land uses (e.g. residential) for good public health outcomes and community resilience.	Retain policy.
Rural Zones Rural Zones	Papakāinga housing RURZ - P17	Support	We strongly support this policy enabling the housing needs of Poutini Ngāi Tahu whānau to be met in rural areas and locations safe from significant natural hazards for good public health and safety outcomes and community resilience.	Retain policy.
Rural Zones Rural Zones	Mineral Extraction RURZ - P18	Support in part	We support this policy, however, recommend that this policy also references the effects management hierarchy, as a structured approach to manage the adverse effects of mineral extraction to the health of the environment and of the population.	Amend RURZ-P18 as follows: <i>Recognise that mineral resources are fixed in location and enable mineral extraction activities provided <u>that</u> adverse effects <u>on the health of the environment and the population</u> are avoided, remedied or mitigated <u>using the effects management hierarchy</u>.</i>

Rural Zones	RURZ - P19	Support	We strongly support this policy as managing conflicts between mineral extraction activities and other land uses ensuring appropriate standards are implemented and buffering between incompatible land uses occurs ensures good public health outcomes.	Retain policy.
Rural Zones	RURZ - P20	Support	We support this policy	Retain policy.
Rural Zones	RURZ - P21	Support	We strongly support this policy as it requires measures being implemented to reduce and/or avoid adverse effects and ensure rehabilitation occurs for good public health outcomes.	Retain policy.
Rural Zones	RURZ - P22	Support	We strongly support this policy that ensures rehabilitation of sites used for mineral extraction to ensure good public health outcomes.	Retain policy.
Rural Zones	RURZ - P23	Support	We strongly support this policy that requires coordination with WCRC consents involving water and soil conservation for good public health outcomes.	Retain policy.
Rural Zones	RURZ - P24	Support	We support this policy.	Retain policy.
Rural Zones	RURZ - P25	Support in part	We support this policy as it requires comprehensive management plans for mineral extraction zones activities across a range of important issues, which will support good public health outcomes. We recommend that this policy also references the effects management hierarchy, as a structured approach to manage the adverse effects of mineral extraction to the health of the environment and of the population. Additionally, as discussed in INF-P7, we recommend that an overlay layer be developed for Drinking Water Source Protection Zones for West Coast community networked drinking water supply sources in accordance with Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007. We recommend that Drinking Water SPZ are fully excluded from mineral extraction activities to ensure that incidents similar to those which affected the Ross water supply do not happen again on the West Coast.	Amend RURZ-P25 as follows: <i>Maintain the quality of the environment and amenity of the areas surrounding the mineral extraction activities e as far as practical by:</i> <i>a. Utilising management, mitigation, rehabilitation as a key tool</i> <u><i>i. managing adverse effects using the effects management hierarchy;</i></u> ... <u><i>i. Ensuring that the Drinking Water Source Protection Zones (SPZ) are excluded from MINZ - Mineral Extraction Zone.</i></u>
Rural Zones	Airfields and Helipads	Support	We support this policy.	Retain policy.
Rural Zones	RURZ - P26	Support	We agree the location of airfield and helicopter landing areas within the rural zone need to be managed to protect amenity in settlement zones and other sensitive land use areas (e.g. residential) for good public health and community wellbeing.	Retain policy.
Rural Zones	RURZ - P27	Support	We support this policy.	Retain policy.
Rural Zones	RURZ - P28	Support	We support this policy.	Retain policy.
Rural Zones	GRUZ - PREC1 - Community Living Precinct Policy	Support	We strongly support this policy to design in sufficient buffers around grouped housing and community infrastructure to minimise impacts to natural receiving environment and surrounding properties for good public health outcomes and community resilience.	Retain policy.
Rural Zones	GRUZ - PREC1 - P1	Support		
Rural Zones	SETZ - PREC2 - Settlement Centre Precinct Policy	Support	We support this policy.	Retain policy.
Rural Zones	SETZ - PREC2 - P2	Support		
Rural Zones	SETZ - PREC3 - Coastal Settlement Precinct Policy	Support		
Rural Zones	SETZ - PREC3- P3	Support		
Rural Zones	SETZ - PREC4 - Rural Residential Precinct Policy	Support	We support this policy.	Retain policy.
Rural Zones	SETZ - PREC4 - P4	Support		
Rural Zones	GRUZ - PREC 5 - Highly Productive Land Precinct Policy	Support	We strongly support this policy as retaining highly productive land is essential for production of healthy locally sourced food which is important for good health outcomes and community resilience.	Retain policy.
Rural Zones	GRUZ - PREC5 - P5	Support		
<b>General Rural Zone Section</b>				
General Rural Zone	GRUZ	Support	Te Mana Ora supports the balanced management of general rural zones which are essential to ensuring community resilience and good health outcomes for people and communities. Strong rural communities have strong social connections and strong connections to the natural environment which nourishes physical and emotional wellbeing. Prosperous rural businesses provide quality employment and job security which increases health and wellbeing rural residents as well as making it easier to pursue a healthy lifestyle.	
General Rural Zone	General Rural Zone - Rules			
General Rural Zone	Overview			
General Rural Zone	General Rural Zone Rules	Support	We support this rule.	Retain rule.
General Rural Zone	Note:	Support	We support this rule.	Retain rule.
General Rural Zone	Permitted Activities	Support	We support this rule and the residential unit densities shown in clause (3) and (4) as the lot sizes should be adequate to support on site wastewater systems operating in a sanitary manner ensuring the effluent is adequately treated on site and soaks away in the ground so as to not cause a nuisance to neighbouring properties for good public health outcomes.	Retain rule.
General Rural Zone	GRUZ - R1	Support		
General Rural Zone	GRUZ - R2	Support		
General Rural Zone	GRUZ - R3	Support		
General Rural Zone	GRUZ - R4	Support	We strongly support this rule enabling the housing needs of Poutini Ngāi Tahu whānau to be met in rural areas for good public health outcomes and community resilience. We support the residential unit densities shown in clause (3) as the minimum lot sizes should be adequate to support on-site wastewater systems operating in a sanitary manner ensuring the effluent is adequately treated on site so as to not cause a nuisance to neighbouring properties for good public health outcomes.	Retain rule.
General Rural Zone	GRUZ - R5	Support	We support this rule.	Retain rule.
General Rural Zone	GRUZ - R6	Support	We support this rule.	Retain rule.
General Rural Zone	GRUZ - R7	Support	We support this rule setting appropriate standards for relocated buildings used as dwellings for good public health outcomes and community resilience.	Retain rule.
General Rural Zone	GRUZ - R8	Support	We support this rule and appropriate standards in the Plan for residential visitor accommodation activities for good public health outcomes	Retain rule.
General Rural Zone	GRUZ - R9	Support	We support this rule.	Retain rule.
General Rural Zone	GRUZ - R10	Support	We support this rule.	Retain rule.

General Rural Zone	GRUZ - R11	Support in part	We support this rule in part but recommend an amendment. As stated in INF-P7, we recommend that an overlay layer for drinking water infrastructure be developed for West Coast community networked drinking water supply sources in accordance with Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007. We also recommend that Drinking Water Source Protection Zones (SPZs) are excluded from mineral prospecting activities to ensure that incidents similar to those affecting the Ross water supply do not happen again on the West Coast.	Amend GRUZ-R11 as follows: <i>Activity Status Permitted</i> <i>Where:</i> <u>The site is not within a Drinking Water Source Protection Zone (SPZ).</u>	6.
General Rural Zone	GRUZ - R12	Support in part	We support this rule in part but recommend the same amendment as noted for GRUZ-R11.	Amend GRUZ-R12 as follows: <i>Activity Status Permitted</i> <i>Where:</i> 1. Less than 20,000m3 of material is disturbed or removed within a 12 month period; or ... <i>And</i> a. The activity does not occur within: i. An Outstanding Natural Landscape or Outstanding Natural Feature <u>or a Drinking Water Source Protection Zone (SPZ).</u>	
General Rural Zone	GRUZ - R13	Support	We strongly support this rule for community halls being a permitted use and their critical Civil Defence Emergency Management function for rural communities for good public health outcomes and community resilience.	Retain rule.	
General Rural Zone	GRUZ - R14	Support	We support this rule.	Retain rule.	
General Rural Zone	Controlled Activities	Support	We support this rule.	Retain rule.	
General Rural Zone	GRUZ - R15	Support	We support this rule.	Retain rule.	
General Rural Zone	GRUZ - R16	Support	We support this rule.	Retain rule.	
General Rural Zone	GRUZ - R17	Support	We support this rule.	Retain rule.	
General Rural Zone	GRUZ - R18	Support in part	We support this rule in part but recommend the same amendment as noted for GRUZ-R11.	Amend GRUZ-R18 as follows: <i>Activity Status Controlled</i> <i>Where:</i> 1. The activity occurs in previously mined locations identified in Schedule Ten; and 2. The activity does not occur within: i. An Outstanding Natural Landscape or Outstanding Natural Feature <u>or a Drinking Water Source Protection Zone (SPZ).</u>	
General Rural Zone	GRUZ - R19	Support in part	We support this rule in part but recommend the same amendment as noted for GRUZ-R11.	Amend GRUZ-R19 as follows: <i>Activity Status Controlled</i> <i>Where:</i> 1. All performance standards for Rule GRUZ-R1 are complied with; and ... 3. <u>The site is not within a Drinking Water Source Protection Zone (SPZ).</u>	
General Rural Zone	Restricted Discretionary Activities	Support in part	We support this rule in part but recommend the same amendment as noted for GRUZ-R11.	Amend GRUZ-R20 as follows: <i>Activity Status Controlled</i> <i>Where:</i> 1. All performance standards for Rule GRUZ-R1 are complied with; <u>and</u> 2. <u>The site is not within a Drinking Water Source Protection Zone (SPZ).</u>	
General Rural Zone	GRUZ - R20	Support in part	We support this rule in part but recommend the same amendment as noted for GRUZ-R11.	Amend GRUZ-R20 as follows: <i>Activity Status Controlled</i> <i>Where:</i> 1. All performance standards for Rule GRUZ-R1 are complied with; <u>and</u> 2. <u>The site is not within a Drinking Water Source Protection Zone (SPZ).</u>	
General Rural Zone	GRUZ - R21	Support	We support this rule.	Retain rule.	
General Rural Zone	GRUZ - R22	Support	We support this rule.	Retain rule.	
General Rural Zone	GRUZ - R23	Support	We support this rule.	Retain rule.	
General Rural Zone	GRUZ - R24	Support	We support this rule.	Retain rule.	
General Rural Zone	GRUZ - R25	Support in part	We support this rule in part but recommend the same amendment as noted for GRUZ-R11.	Amend GRUZ - R25 as follows: <i>Activity Status Restricted Discretionary</i> <i>Where:</i> The activity does not occur within an Outstanding Natural Landscape, Outstanding Natural Feature, a Historic Heritage site, a Significant Natural Area, a Site or Area of Significance, a Drinking Water Source Protection Zone, or an area of High or Outstanding Coastal Natural Character (refer to the relevant Overlay Chapter rules in relation to activities in these areas)	
General Rural Zone	GRUZ - R26	Support	We support this rule.	Retain rule.	
General Rural Zone	Discretionary Activities	Support	We support this rule.	Retain rule.	
General Rural Zone	GRUZ - R27	Support	We support this rule.	Retain rule.	
General Rural Zone	GRUZ - R28	Support	We support this rule.	Retain rule.	
General Rural Zone	GRUZ - R29	Support	We support this rule.	Retain rule.	
General Rural Zone	GRUZ - R30	Support	We support this rule.	Retain rule.	
General Rural Zone	GRUZ - R31	Support	We support this rule.	Retain rule.	
General Rural Zone	GRUZ - R32	Support	We support this rule.	Retain rule.	
General Rural Zone	GRUZ - R33	Support	We support this rule.	Retain rule.	
General Rural Zone	Non-complying Activities	Support	We support this rule.	Retain rule.	
General Rural Zone	GRUZ - R34	Support	We support this rule.	Retain rule.	
General Rural Zone	GRUZ - R35	Support	We support this rule.	Retain rule.	
<b>Rural Lifestyle Zone Section</b>					
Rural Lifestyle Zone	RLZ	Support	Te Mana Ora supports the balanced management of rural lifestyle zones which are essential to ensuring community resilience and good health outcomes for people and communities. Strong rural communities have strong social connections and strong connections to the natural environment which nourishes physical and emotional wellbeing. Prosperous rural businesses provide quality employment and job security which increases health and wellbeing of rural residents as well as making it easier to pursue a healthy lifestyle.		
Rural Lifestyle Zone	Rural Lifestyle Zone				
Rural Lifestyle Zone	Overview				
Rural Lifestyle Zone	Other relevant Te Tai o Poutini Plan provisions				
Rural Lifestyle Zone	Relationship with Other Plans				
Rural Lifestyle Zone	Note with Regard to Plantation Forestry				
Rural Lifestyle Zone	Rules				
Rural Lifestyle Zone	Note:				
Rural Lifestyle Zone	Permitted Activities				
Rural Lifestyle Zone	RLZ - R1	Support	We support this rule.	Retain rule.	
Rural Lifestyle Zone	RLZ - R2	Support	We support this rule.	Retain rule.	

Rural Lifestyle Zone	RLZ - R3	Support	We support this rule and the residential unit densities shown in clause (2) and (3) as the lot sizes should be adequate to support onsite wastewater systems operating in a sanitary manner, ensuring the effluent is adequately treated on site and soaks away in the ground so as not to cause a nuisance or adverse health impacts to neighbouring properties.	Retain rule.
Rural Lifestyle Zone	RLZ - R4	Support	We strongly support this rule enabling the housing needs of Poutini Ngāi Tahu whānau to be met in rural areas for good public health outcomes and community resilience. We support the residential unit densities shown in clause (2) as the minimum lot sizes should be adequate to support on-site wastewater systems operating in a sanitary manner ensuring the effluent is adequately treated on site so as to not cause a nuisance to neighbouring properties for good public health outcomes.	Retain rule.
Rural Lifestyle Zone	RLZ - R5	Support	We support this rule.	Retain rule.
Rural Lifestyle Zone	RLZ - R6	Support	We support this rule.	Retain rule.
Rural Lifestyle Zone	RLZ - R7	Support	We support this rule setting appropriate standards for relocated buildings used as dwellings for good public health outcomes and community resilience.	Retain rule.
Rural Lifestyle Zone	RLZ - R8	Support	We support this rule.	Retain rule.
Rural Lifestyle Zone	RLZ - R9	Support	We support this rule and appropriate standards in the Plan for residential visitor accommodation activities for good public health outcomes	Retain rule.
Rural Lifestyle Zone	RLZ - R10	Support	We support this rule and appropriate standards in the Plan for community, educational, emergency service and recreational facilities for good public health outcomes	Retain rule.
Rural Lifestyle Zone	RLZ - R11	Support in part	We support this rule in part but recommend an amendment. As stated in INF-P7, we recommend that an overlay layer for drinking water infrastructure be developed for West Coast community networked drinking water supply sources in accordance with Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007. We also recommend that Drinking Water Source Protection Zones (SPZs) are excluded from mineral prospecting and mineral exploration activities to ensure that incidents similar to those affecting the Ross water supply do not happen again on the West Coast.	Amend GRUZ-R11 as follows: <i>Activity Status Permitted</i> Where: <u>The site is not within a Drinking Water Source Protection Zone (SPZ).</u>
Rural Lifestyle Zone	Controlled Activities	Support	We support this rule.	Retain rule.
Rural Lifestyle Zone	RLZ - R12	Support	We support this rule.	Retain rule.
Rural Lifestyle Zone	RLZ - R13	Support	We support this rule.	Retain rule.
Rural Lifestyle Zone	Restricted Discretionary Activities	Support	We support this rule.	Retain rule.
Rural Lifestyle Zone	RLZ - R14	Support in part	We support this rule in part but recommend the same amendment as noted for RLZ-R11.	Amend GRUZ - R25 as follows: <i>Activity Status Restricted Discretionary</i> Where: <i>The activity does not occur within an Outstanding Natural Landscape, Outstanding Natural Feature, a Historic Heritage site, a Significant Natural Area, a Site or Area of Significance, a Drinking Water Source Protection Zone, or an area of High or Outstanding Coastal Natural Character (refer to the relevant Overlay Chapter rules in relation to activities in these areas)</i>
Rural Lifestyle Zone	Discretionary Activities	Support	We support this rule.	Retain rule.
Rural Lifestyle Zone	RLZ - R16	Support	We support this rule.	Retain rule.
Rural Lifestyle Zone	RLZ - R17	Support	We support this rule.	Retain rule.
Rural Lifestyle Zone	RLZ - R18	Support	We support this rule.	Retain rule.
Rural Lifestyle Zone	RLZ - R19	Support	We support this rule.	Retain rule.
Rural Lifestyle Zone	RLZ - R20	Support	We support this rule.	Retain rule.
Rural Lifestyle Zone	RLZ - R21	Support	We support this rule.	Retain rule.
Rural Lifestyle Zone	RLZ - R22	Support	We support this rule.	Retain rule.
Rural Lifestyle Zone	Non-complying Activities	Support	We support this rule.	Retain rule.
Rural Lifestyle Zone	RLZ - R23	Support	We support this rule.	Retain rule.
Rural Lifestyle Zone	RLZ - R24	Support	We support this rule.	Retain rule.
Rural Lifestyle Zone	RLZ - R25	Support	We support this rule.	Retain rule.
<b>Settlement Zone Section</b>				
Settlement Zone	SETZ	Amend	Te Mana Ora supports the balanced management of rural settlement zones which are essential to ensuring community resilience and good health outcomes for people and communities. Strong rural communities have strong social connections and strong connections to the natural environment which nourishes physical and emotional wellbeing. Prosperous rural businesses provide quality employment and job security which increases health and wellbeing for rural residents as well as making it easier to pursue a healthy lifestyle. We note that many settlements across the West Coast not just Grey District have reticulated water supply. We also note that onsite waste water treatment generally works better for households with more restricted water supplies as appliances with high water use can overload capacity of septic tanks/effluent disposal fields and lead to surface flooding.	Amend the overview as follows: <del>While some settlements in Grey District have a reticulated water supply most settlements have no reticulated servicing and are reliant on use of on-site wastewater systems. While many settlements in West Coast have a reticulated water supply the majority of settlements are reliant on use of on-site wastewater systems and some, particularly in South Westland, use on-site water supplies (rainwater tanks). Karamea and Moana are the largest settlements without a reticulated water supply.</del>
Settlement Zone	Settlement Zone	Amend	Te Mana Ora supports the balanced management of rural settlement zones which are essential to ensuring community resilience and good health outcomes for people and communities. Strong rural communities have strong social connections and strong connections to the natural environment which nourishes physical and emotional wellbeing. Prosperous rural businesses provide quality employment and job security which increases health and wellbeing for rural residents as well as making it easier to pursue a healthy lifestyle. We note that many settlements across the West Coast not just Grey District have reticulated water supply. We also note that onsite waste water treatment generally works better for households with more restricted water supplies as appliances with high water use can overload capacity of septic tanks/effluent disposal fields and lead to surface flooding.	Amend the overview as follows: <del>While some settlements in Grey District have a reticulated water supply most settlements have no reticulated servicing and are reliant on use of on-site wastewater systems. While many settlements in West Coast have a reticulated water supply the majority of settlements are reliant on use of on-site wastewater systems and some, particularly in South Westland, use on-site water supplies (rainwater tanks). Karamea and Moana are the largest settlements without a reticulated water supply.</del>
Settlement Zone	Settlement Zone	Amend	Te Mana Ora supports the balanced management of rural settlement zones which are essential to ensuring community resilience and good health outcomes for people and communities. Strong rural communities have strong social connections and strong connections to the natural environment which nourishes physical and emotional wellbeing. Prosperous rural businesses provide quality employment and job security which increases health and wellbeing for rural residents as well as making it easier to pursue a healthy lifestyle. We note that many settlements across the West Coast not just Grey District have reticulated water supply. We also note that onsite waste water treatment generally works better for households with more restricted water supplies as appliances with high water use can overload capacity of septic tanks/effluent disposal fields and lead to surface flooding.	Amend the overview as follows: <del>While some settlements in Grey District have a reticulated water supply most settlements have no reticulated servicing and are reliant on use of on-site wastewater systems. While many settlements in West Coast have a reticulated water supply the majority of settlements are reliant on use of on-site wastewater systems and some, particularly in South Westland, use on-site water supplies (rainwater tanks). Karamea and Moana are the largest settlements without a reticulated water supply.</del>
Settlement Zone	SETZ - PREC2 - Settlement Centre Precinct	Support in part	We consider that Waimangaroa, Ikamatua, Ahaura, Barrytown, Otira and Whataroa should also be included in the list of Settlement Centre Precincts (SETZ-PREC2) and there may be others. These all have networked water supplies as do Blackall, Kumara, Ross, Harihari, Kaniere and Haast, already included in the list.	Amend SETZ-PREC2 as follows: <i>Settlement Centre Precinct is located in settlements where a focal community and commercial area is developing. It is anticipated that the Settlement Centre character will develop over time, with more commercial development in particular... Settlement Centre Precincts are identified in Karamea, Charleston, Blackball, Kumara, Ross, Harihari, Kaniere, Waimangaroa, Ikamatua, Ahaura, Barrytown, Otira, Whataroa and Haast.</i>



Settlement Zone	SETZ - PREC3 - Coastal Settlement Precinct	Support in part	We consider that Hector, Ngakawau, Granity, Mokihinui/Seddonville should be included in the list of Coastal Settlement Precincts (SETZ-PREC3) and there may be others. These all have networked reticulated water supplies as do Little Wanganui, Punakaiki, Okarito already included on the list.	Amend SETZ-PREC3 as follows: <i>Coastal Settlement Precinct is located over settlements which are located in coastal areas, generally within or near areas of high coastal natural character and coastal landscape values... Little Wanganui (subdivision area), Punakaiki (including within Grey District), Okarito, Okuru, Hannah's Clearing, Neil's Beach, Mahitahi/ Bruce Bay, Hector, Ngakawau, Granity, Mokihinui/Seddonville and Okahu/ Jackson Bay are included in the Coastal Settlement Precinct.</i>
Settlement Zone Settlement Zone Settlement Zone Settlement Zone Settlement Zone Settlement Zone	SETZ - PREC 4 - Rural Residential Precinct Other relevant Te Tai o Poutini Plan provisions Note with Regard to Plantation Forestry Rules Note: Permitted Activities SETZ - R1	Support	We support this rule and the residential unit densities shown in clause (1) as the minimum lot sizes should be adequate to support on-site wastewater systems operating in a sanitary manner ensuring the effluent is adequately treated on site so as to not cause a nuisance to neighbouring properties for good public health outcomes.	Retain rule.
Settlement Zone Settlement Zone Settlement Zone	SETZ - R2 SETZ - R3 SETZ - R4	Support Support Support	We support this rule. We strongly support this rule enabling the housing needs of Poutini Ngāi Tahu whānau to be met in rural areas for good public health outcomes and community resilience. We support the residential unit densities shown in clause (3) as the minimum lot sizes should be adequate to support on-site wastewater systems operating in a sanitary manner ensuring the effluent is adequately treated on site so as to not cause a nuisance to neighbouring properties for good public health outcomes.	Retain rule. Retain rule.
Settlement Zone Settlement Zone Settlement Zone Settlement Zone	SETZ - R5 SETZ - R6 SETZ - R7 SETZ - R8	Support Support Support Support	We support this rule. We support this rule. We support this rule. We support this rule setting appropriate standards for relocated buildings used as dwellings for good public health outcomes and community resilience.	Retain rule. Retain rule. Retain rule.
Settlement Zone Settlement Zone	SETZ - R9 SETZ - R10	Support Support	We support this rule. We support this rule and appropriate standards in the Plan for residential visitor accommodation activities for good public health outcomes.	Retain rule. Retain rule.
Settlement Zone	SETZ - R11	Support	We support this rule and appropriate standards in the Plan for residential visitor accommodation activities for good public health outcomes.	Retain rule.
Settlement Zone	SETZ - R12	Support	We support this rule and appropriate standards in the Plan for community, educational, emergency service and recreational facilities for good public health outcomes.	Retain rule.
Settlement Zone	SETZ - R13	Support	We support this rule and appropriate standards in the Plan for retail activities in the Settlement Zone (SETZ) for good public health outcomes.	Retain rule.
Settlement Zone	SETZ - R14	Support	We support this rule and appropriate standards in the Plan for commercial activities in the Settlement Zone (SETZ) for good public health outcomes.	Retain rule.
Settlement Zone	SETZ - R15	Support in part	We support this rule in part but recommend an amendment. As stated in INF-P7, we recommend that an overlay layer for drinking water infrastructure be developed for West Coast community networked drinking water supply sources in accordance with Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007. We also recommend that Drinking Water Source Protection Zones (SPZs) are excluded from mineral prospecting and mineral exploration activities to ensure that incidents similar to those affecting the Ross water supply do not happen again on the West Coast.	Amend SETZ-R15 as follows: <i>Activity Status Permitted</i> <i>Where:</i> <u><i>6. The site is not within a Drinking Water Source Protection Zone (SPZ).</i></u>
Settlement Zone	SETZ - R16	Support	We support this rule and appropriate standards in the Plan for port activities at Jackson Bay Port in the Settlement Zone (SETZ) for good public health outcomes	Retain rule.
Settlement Zone Settlement Zone Settlement Zone Settlement Zone Settlement Zone Settlement Zone	Controlled Activities SETZ - R17 SETZ - R18 Restricted Discretionary Activities SETZ - R19 SETZ - R20 SETZ - R21	Support Support Support Support Support	We support this rule. We support this rule. We support this rule. We support this rule. We support this rule and appropriate standards in the Plan for residential visitor accommodation activities for good public health outcomes	Retain rule. Retain rule. Retain rule. Retain rule. Retain rule.
Settlement Zone	SETZ - R22	Support	We support this rule and appropriate standards in the Plan for rural industry in the Settlement Zone (SETZ) for good public health outcomes.	Retain rule.
Settlement Zone	SETZ - R23	Support in part	We support this rule in part but recommend the same amendment as noted for RLZ-R15.	Amend GRUZ - R23 as follows: <i>Activity Status Restricted Discretionary</i> <i>Where:</i> <i>The activity does not occur within an Outstanding Natural Landscape, Outstanding Natural Feature, a Historic Heritage site, a Significant Natural Area, a Site or Area of Significance, a Drinking Water Source Protection Zone, or an area of High or Outstanding Coastal Natural Character }refer to the relevant Overlay Chapter rules in relation to activities in these areas)</i>
Settlement Zone Settlement Zone Settlement Zone Settlement Zone Settlement Zone Settlement Zone	Discretionary Activities SETZ - R24 SETZ - R25 SETZ - R26 SETZ - R27 Non-complying Activities SETZ - R28	Support Support Support Support Support	We support this rule. We support this rule. We support this rule. We support this rule.	Retain rule. Retain rule. Retain rule. Retain rule.
SPZ - Special Purpose Zones Section				
SPZ - Special Purpose Zones	SPZ - Special Purpose Zones			



**Airport Zone Section**

Airport Zone	AIRPZ			
Airport Zone	Airport Zone			
Airport Zone	Overview	Support	We support well designed critical infrastructure assets associated with airports and helipads on the West Coast that are essential for strong communities maintaining strong social connections which increase social and emotional well-being to ensure good health outcomes for people and resilient communities.	
Airport Zone	Airport Zone Objectives			
Airport Zone	AIRPZ - O1	Support	We strongly support this objective as it recognises the importance of social health and wellbeing of communities.	Retain objective.
Airport Zone	AIRPZ - O2	Support	We support this objective.	Retain objective.
Airport Zone	AIRPZ - O3	Support	We strongly support this objective as it recognises the importance of managing potential reverse sensitivity effects between airports and heliports and sensitive land uses (e.g. residential) for good public health outcomes and community resilience.	Retain objective.
Airport Zone	AIRPZ - O4	Support	We strongly support this objective as it recognises the importance of an acceptable level of noise amenity for sensitive land uses (e.g. residential) for good public health outcomes and community resilience.	Retain objective.
Airport Zone	Airport Zone Policies			
Airport Zone	AIRPZ - P1	Support	We support this policy.	Retain policy.
Airport Zone	AIRPZ - P2	Support	We support this policy.	Retain policy.
Airport Zone	AIRPZ - P3	Support	We support this policy.	Retain policy.
Airport Zone	AIRPZ - P4	Support	We strongly support this policy as it recognises the adverse effects of noise associated with the operation of airports and helipads on neighbouring sensitive land uses (e.g. residential) for good public health outcomes and community resilience.	Retain policy.
Airport Zone	AIRPZ - P5	Support	We strongly support this policy as it recognises the adverse effects of noise associated with the operation of airports and helipads on neighbouring sensitive land uses (e.g. residential) for good public health outcomes and community resilience.	Retain policy.
Airport Zone	AIRPZ - P6	Support	We support this policy.	Retain policy.
Airport Zone	AIRPZ - P7	Support	We strongly support this policy as it recognises the adverse effects of noise and light associated with the lengthening of the runways at Hokitika and Westport Airports on neighbouring sensitive land uses (e.g. residential) for good public health outcomes and community resilience.	Retain policy.
Airport Zone	AIRPZ - P8	Support	We support this policy.	Retain policy.
Airport Zone	AIRPZ - P9	Support	We support this policy.	Retain policy.
Airport Zone	AIRPZ - P10	Support	We strongly support this policy as it recognises the need to manage the risks of natural hazards to the operation of airports and helipads and signals planning for managed retreat from existing hazards at Westport Airport for good public health outcomes and community resilience.	Retain policy.
Airport Zone	AIRPZ - P11	Support	We support this policy.	Retain policy.
Airport Zone	Airport Zone Rules			
Airport Zone	Note:			
Airport Zone	Permitted Activities			
Airport Zone	AIRPZ - R1	Support	We support this rule.	Retain rule.
Airport Zone	AIRPZ - R2	Support	We support this rule.	Retain rule.
Airport Zone	AIRPZ - R3	Support	We support this rule.	Retain rule.
Airport Zone	AIRPZ - R4	Support	We support this rule.	Retain rule.
Airport Zone	AIRPZ - R5	Support	We support this rule.	Retain rule.
Airport Zone	Restricted Discretionary Activities			
Airport Zone	AIRPZ - R6	Support	We support this rule as it recognises the importance of management of dust and odour nuisances, the impacts on amenity and production value of rural land and the amenity of residential land related to industrial activities at the Hokitika and Westport Airports and the Greymouth Aerodrome for good public health outcomes and community resilience.	Retain rule.
Airport Zone	AIRPZ - R7	Support	We support this rule.	Retain rule.
Airport Zone	AIRPZ - R8	Support	We support this rule.	Retain rule.
Airport Zone	AIRPZ - R9	Support	We strongly support this rule as it specifies noise insulation standards for visitor accommodation at Hokitika and Westport Airports and the Greymouth and Karamea Aerodromes for good public health outcomes and community resilience.	Retain rule.
Airport Zone	Discretionary Activities			
Airport Zone	AIRPZ - R10	Support	We strongly support this rule as it specifies that industrial and commercial buildings within the Airport Zone (AIRPZ) that do not meet noise insulation standards cannot be used for visitor accommodation for good public health outcomes and community resilience.	Retain rule.
Airport Zone	Non-complying Activities			
Airport Zone	AIRPZ - R11	Support	We support this rule.	Retain rule.

**Buller Coalfield Zone Section**

Buller Coalfield Zone	BCZ			
Buller Coalfield Zone	Buller Coalfield Zone			
Buller Coalfield Zone	Overview	Support	We support mineral extraction and prospecting in special purpose zones such as the Buller Coalfield Zone (BCZ) as mineral extraction businesses provide quality employment and job security which increases health and wellbeing for rural residents as well as making it easier to pursue a healthy lifestyle. We strongly support the balanced approach that adverse effects are minimised and rehabilitation of land occurs following mineral extraction for good public health outcomes.	
Buller Coalfield Zone	Buller Coalfield Zone Objectives			
Buller Coalfield Zone	BCZ - O1	Support	We support this objective.	Retain objective.
Buller Coalfield Zone	BCZ - O2	Support	We strongly support this objective which includes to ensure adverse effects on the environment, community and Poutini Ngāi Tahu's relationship with their ancestral lands, sites, water, wāhi tapu and other taonga are minimised for good public health outcomes and community resilience.	Retain objective.
Buller Coalfield Zone	Buller Coalfield Zone Policies			
Buller Coalfield Zone	BCZ - P1	Support	We support these policy.	Retain policy.
Buller Coalfield Zone	BCZ - P2	Support	We support these policy.	Retain policy.

Buller Coalfield Zone	BCZ - P3	Support	We strongly support this policy to ensure sites used for mineral extraction are rehabilitated to best environmental practice as this will support good public health outcomes.	Retain policy.
Buller Coalfield Zone	BCZ - P4	Support in part	We support this policy as it requires comprehensive management plans for mineral extraction zones (MINZ) across a range of important issues, which will support good public health outcomes. Additionally, as discussed in INF-P7, we recommend that an overlay layer be developed for Drinking Water Source Protection Zones for West Coast community networked drinking water supply sources in accordance with Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007. We recommend that Drinking Water SPZ are fully excluded from mineral extraction activities to ensure that incidents similar to those that affected the Ross water supply do not happen again on the West Coast.	Amend BCZ-P4 as follows: <i>Maintain the quality of the environment, landscape, ecological values, Poutini Ngāi Tahu cultural values, character and amenity of the areas surrounding the BCZ - Buller Coalfield Zone as far as practical by:</i> <i>a. Utilising management, monitoring, rehabilitation and mine closure plans as a key tool;</i> ... <u><i>i. Ensuring that the Drinking Water Source Protection Zones (SPZ) are excluded from BCZ- Buller Coalfield Zone.</i></u>
Buller Coalfield Zone Buller Coalfield Zone Buller Coalfield Zone Buller Coalfield Zone Buller Coalfield Zone	BCZ - P5 Buller Coalfield Zone Rules Note: Permitted Activities BCZ - R1	Support  Support in part	We support this policy.  We support this rule in part but recommend an amendment. As stated in INF-P7, we recommend that an overlay layer for drinking water infrastructure be developed for West Coast community networked drinking water supply sources in accordance with Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007. We also recommend that Drinking Water Source Protection Zones (SPZs) are excluded from mineral prospecting activities to ensure that incidents similar to those that affected the Ross water supply do not happen again on the West Coast.	Retain policy.  Amend BCZ-R1 as follows: <i>Activity Status Permitted</i> <i>Where:</i> <u><i>5. The site is not within a Drinking Water Source Protection Zone (SPZ).</i></u>
Buller Coalfield Zone	BCZ - R2	Support in part	We support this rule in part but recommend the same amendment as noted for BCZ-R1.	Amend BCZ-R2 as follows: <i>Activity Status Permitted</i> <i>Where:</i> <u><i>9. The site is not within a Drinking Water Source Protection Zone (SPZ).</i></u>
Buller Coalfield Zone	BCZ - R3	Support in part	We support this rule in part but recommend the same amendment as noted for BCZ-R1.	Amend MINZ-R3 as follows: <i>Activity Status Permitted</i> <i>Where:</i> <u><i>9. The site is not within a Drinking Water Source Protection Zone (SPZ).</i></u>
Buller Coalfield Zone Buller Coalfield Zone Buller Coalfield Zone	BCZ - R4 Controlled Activities BCZ - R5	Support  Support in part	We support this rule.  We support this rule but recommend, as mentioned in BCZ-R1 that there is an overlay created for Drinking Water Source Protection Zones (SPZ), and that mining activity should be subject to the overlay of the Drinking Water Source Protection Zone.	Retain rule.  Retain rule noting the addition of the Water Source Protection Zone rules to be applied.
Buller Coalfield Zone Buller Coalfield Zone	Restricted Discretionary Activities BCZ - R6	Support in part	We support this rule but recommend, as mentioned in BCZ-R1 that there is an overlay created for Drinking Water Source Protection Zones (SPZ), and that mining activity should be subject to the overlay of the Drinking Water Source Protection Zone.	Retain rule noting the addition of the Water Source Protection Zone rules to be applied.
Buller Coalfield Zone Buller Coalfield Zone	Non-complying Activities BCZ - R7	Support	We support this rule.	Retain rule.
Future Urban Zone Future Urban Zone Future Urban Zone	FUZ Future Urban Zone Overview	Support	Te Mana Ora strongly supports Future Urban Zones being designated on rural land which is intended for residential and business purposes in the future where it is located in places where the need may arise as a result of natural hazards and the need to manage retreat of settlements. We support resilient communities that plan and prepare for inevitable and significant risks that pose significant health effects as well as social, economic and environmental effects.	
Future Urban Zone Future Urban Zone	Future Urban Zone Objectives FUZ -O1	Support	We strongly support this objective which enables suitable locations to be set aside for vulnerable communities to prepare for inevitable and significant risks that pose significant health effects.	Retain objective.
Future Urban Zone	FUZ -O2	Support	We strongly support this objective which enables communities to be resilient and to prepare for inevitable and significant risks that pose significant health effects as well as social, economic and environmental effects.	Retain objective.
Future Urban Zone Future Urban Zone Future Urban Zone Future Urban Zone	FUZ -O3 FUZ -O4 Future Urban Zone Policies FUZ - P1	Support Support  Support	We support this objective. We support this objective.  We strongly support this policy as managing conflicts between future urban development and other potentially incompatible land uses, supports appropriate standards being implemented and ensures good public health outcomes.	Retain objective. Retain objective.  Retain policy.
Future Urban Zone Future Urban Zone	FUZ - P2 FUZ - P3	Support Support	We support this policy. We strongly support this policy as managing conflicts between future urban development and other potentially incompatible land uses, supports appropriate standards being implemented and ensures good public health outcomes.	Retain policy. Retain policy.
Future Urban Zone	FUZ - P4	Support	We support well designed critical infrastructure especially drinking water, waste water and stormwater infrastructure for future urban developments on the West Coast to ensure the on-going health and wellbeing of residents and resilience of communities.	Retain policy.
Future Urban Zone Future Urban Zone Future Urban Zone Future Urban Zone Future Urban Zone Future Urban Zone	FUZ - P5 Future Urban Zone Rules Note: Permitted Activities FUZ - R1 FUZ - R2	Support  Support Support	We support this policy.  We support this rule. We support this rule.	Retain policy.  Retain rule. Retain rule.

Future Urban Zone	FUZ - R3	Support	We support this rule and the residential unit densities shown in clauses (2) to (4) as the lot sizes should be adequate to support on site wastewater systems operating in a sanitary manner, ensuring the effluent is adequately treated on site and soaks away in the ground so as to not cause a nuisance or adverse health impacts to neighbouring properties.	Retain rule.
Future Urban Zone	FUZ - R4	Support	We support this rule.	Retain rule.
Future Urban Zone	FUZ - R5	Support	We support this rule.	Retain rule.
Future Urban Zone	FUZ - R6	Support	We support this rule setting appropriate standards for relocated building used as dwellings for good public health outcomes and community resilience.	Retain rule.
Future Urban Zone	FUZ - R7	Support	We support this rule.	Retain rule.
Future Urban Zone	FUZ - R8	Support	We support this rule and appropriate standards in the Plan for residential visitor accommodation activities for good public health outcomes	Retain rule.
Future Urban Zone	FUZ - R9	Support in part	We support this rule in part but recommend an amendment. As stated in INF-P7, we recommend that an overlay layer for drinking water infrastructure be developed for West Coast community networked drinking water supply sources in accordance with Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007. We also recommend that Drinking Water Source Protection Zones (SPZs) are excluded from mineral prospecting activities to ensure that incidents similar to those that affected the Ross water supply do not happen again on the West Coast.	Amend FUZ-R9 as follows: <i>Activity Status Permitted</i> <i>Where:</i> <u>5. The site is not within a Drinking Water Source Protection Zone (SPZ).</u>
Future Urban Zone	FUZ - R10	Support	We support this rule.	Retain rule.
Future Urban Zone	Controlled Activities			
Future Urban Zone	FUZ - R11	Support	We support this rule.	Retain rule.
Future Urban Zone	FUZ - R12	Support	We support this rule.	Retain rule.
Future Urban Zone	Restricted Discretionary Activities			
Future Urban Zone	FUZ - R13	Support	We support this rule.	Retain rule.
Future Urban Zone	FUZ - R14	Support	We support this rule and appropriate standards in the Plan for residential visitor accommodation activities for good public health outcomes	Retain rule.
Future Urban Zone	FUZ - R15	Support in part	We support this rule in part but recommend an amendment. As stated in INF-P7, we recommend that an overlay layer for drinking water infrastructure be developed for West Coast community networked drinking water supply sources in accordance with Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007. We also recommend that Drinking Water Source Protection Zones (SPZs) are excluded from mineral prospecting activities to ensure that incidents similar to those that affected the Ross water supply do not happen again on the West Coast.	Amend FUZ-R15 as follows: <i>Activity Status Restricted Discretionary</i> <i>Discretion is restricted to:</i> <u>p . The site being not within a Drinking Water Source Protection Zone (SPZ).</u>
Future Urban Zone	FUZ - R16	Support	We support this rule.	Retain rule.
Future Urban Zone	FUZ - R17	Support	We support this rule.	Retain rule.
Future Urban Zone	Discretionary Activities			
Future Urban Zone	FUZ - R18	Support	We support this rule.	Retain rule.
Future Urban Zone	FUZ - R19	Support	We support this rule.	Retain rule.
Future Urban Zone	Non Complying Activities			
Future Urban Zone	FUZ - R20	Support	We support this rule.	Retain rule.
Future Urban Zone	FUZ - R21	Support	We support this rule.	Retain rule.
Future Urban Zone	FUZ - R22	Support	We support this rule.	Retain rule.
Future Urban Zone	FUZ - R23	Support	We support this rule.	Retain rule.
Future Urban Zone	FUZ - R24	Support	We support this rule.	Retain rule.
<b>Hospital Zone Section</b>				
Hospital Zone	HOSZ			
Hospital Zone	Hospital Zone			
Hospital Zone	Overview	Support in part	We support well designed critical infrastructure assets associated with public hospitals, major medical centres and aged care facilities on the West Coast/ Te Tai Poutini. These are essential for maintaining health, safety and wellbeing of all people. We are also aware of medical centres/clinics operated by Te Whatu Ora (Health NZ) at Ngakawau, Moana and Whataroa.	Amend the overview as follows: <i>There are also medical centres at Fox Glacier/Weheka, Franz Joseph/Waiapu, Haast, Harihari, Hokitika, <u>Ngakawau, Moana, Whataroa</u> and Karamea and aged care facilities in Westport/Kawatiri, Greymouth/Māwhera and Hokitika included within the zone.</i>
Hospital Zone	Hospital Zone Objectives			
Hospital Zone	HOSZ - O1	Support	We strongly support this objective as it ensures safe and efficient operation, maintenance, upgrading and expansion of hospitals, medical centres and aged care facilities, enabling good health outcomes for people and resilient communities.	Retain objective.
Hospital Zone	HOSZ - O2	Support	We support this objective.	Retain objective.
Hospital Zone	Hospital Zone Policies			
Hospital Zone	HOSZ - P1	Support	We support this policy.	Retain policy.
Hospital Zone	HOSZ - P2	Support	We strongly support this policy as it recognises the importance of managing potential reverse sensitivity effects by designing sufficient buffers between hospitals, medical centres and aged care facilities and sensitive land uses (e.g. residential) for good public health outcomes and community resilience.	Retain policy.
Hospital Zone	Hospital Zone Rules			
Hospital Zone	Note:			
Hospital Zone	Permitted Activities			
Hospital Zone	HOSZ - R1	Support	We support this rule.	Retain rule.
Hospital Zone	HOSZ - R2	Support	We support this rule.	Retain rule.
Hospital Zone	HOSZ - R3	Support	We support this rule.	Retain rule.
Hospital Zone	HOSZ - R4	Support	We support this rule.	Retain rule.
Hospital Zone	HOSZ - R5	Support	We support this rule.	Retain rule.
Hospital Zone	HOSZ - R6	Support	We support this rule.	Retain rule.
Hospital Zone	Restricted Discretionary Activities			
Hospital Zone	HOSZ - R7	Support	We support this rule.	Retain rule.
Hospital Zone	Discretionary Activities			
Hospital Zone	HOSZ - R8	Support	We support this rule.	Retain rule.
Hospital Zone	Non-complying Activities			
Hospital Zone	HOSZ - R9	Support	We support this rule.	Retain rule.
Hospital Zone	HOSZ - R10	Support	We support this rule.	Retain rule.
Hospital Zone	HOSZ - R11	Support	We support this rule.	Retain rule.
Hospital Zone	HOSZ - R12	Support	We support this rule.	Retain rule.

**Mineral Extraction Zone Section**

Mineral Extraction Zone Mineral Extraction Zone Mineral Extraction Zone	MINZ Mineral Extraction Zone Overview	Support	We recognise that mineral extraction provides employment opportunities for residents. We support the balanced approach suggested, however, wish to highlight that the benefits associated with mineral extraction are in tension with the health and wellbeing of the environment and communities due to the adverse effects of mineral extraction. It is important that these adverse effects are mitigated and minimised following the adverse management hierarchy - and rehabilitation of land occurs following mineral extraction.	
Mineral Extraction Zone Mineral Extraction Zone Mineral Extraction Zone	Mineral Extraction Zone Objectives MINZ - O1 MINZ - O2	Support Support	We support this objective. We strongly support this objective to ensure adverse effects on the environment, community and Poutini Ngāi Tahu's relationship with their ancestral lands, sites, water, wāhi tapu and other taonga are minimised.	Retain objective. Retain objective.
Mineral Extraction Zone Mineral Extraction Zone Mineral Extraction Zone Mineral Extraction Zone	Mineral Extraction Policies MINZ - P1 MINZ - P2 MINZ - P3	Support Support Support	We support this policy. We support this policy. We strongly support this policy to ensure sites used for mineral extraction are rehabilitated using best environmental practice as this will support good public health outcomes.	Retain policy. Retain policy. Retain policy.
Mineral Extraction Zone	MINZ - P4	Support in part	We support this policy as it requires comprehensive management plans for mineral extraction zones (MINZ) across a range of important issues, which will support good public health outcomes. Additionally, as discussed in INF-P7, we recommend that an overlay layer be developed for Drinking Water Source Protection Zones for West Coast community networked drinking water supply sources in accordance with Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007. We recommend that Drinking Water SPZ are fully excluded from mineral extraction activities to ensure that incidents similar to those affecting the Ross water supply do not happen again on the West Coast. We also note that unlike BCZ-P4, this policy does not refer to Poutini Ngāi Tahu values, and we recommend amending this.	Amend MINZ-P4 as follows: <i>Maintain the quality of the environment, landscape, ecological values, Poutini Ngāi Tahu cultural values, character and amenity of the areas surrounding the MINZ - Mineral Extraction Zone as far as practical by:</i> <i>a. Utilising management, monitoring, rehabilitation and mine closure plans as a key tool;</i> ... <u><i>i. Ensuring that the Drinking Water Source Protection Zones (SPZ) are excluded from MINZ - Mineral Extraction Zone.</i></u>
Mineral Extraction Zone Mineral Extraction Zone	MINZ - P5 MINZ - P6	Support Support	We support this policy. We support this policy particularly MINZ-P6 clause(c) protecting the relationship and mana of Poutini Ngāi Tahu with their lands, sites, water, wāhi tapu and other taonga.	Retain policy. Retain policy.
Mineral Extraction Zone	MINZ - P7	Support	We strongly support this policy as it recognises the adverse effects mineral extraction and processing can have on neighbouring sensitive land uses and encourages buffering to separate incompatible activities.	Retain policy.
Mineral Extraction Zone Mineral Extraction Zone Mineral Extraction Zone Mineral Extraction Zone Mineral Extraction Zone	MINZ - P8 Rules Note: Permitted Activities MINZ - R1	Support in part	We support this rule in part but recommend an amendment. As stated in INF-P7, we recommend that an overlay layer for drinking water infrastructure be developed for West Coast community networked drinking water supply sources in accordance with Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007. We also recommend that Drinking Water Source Protection Zones (SPZs) are excluded from mineral prospecting activities to ensure that incidents similar to those that affected the Ross water supply do not happen again on the West Coast.	Amend MINZ-R1 as follows: <i>Activity Status Permitted</i> <i>Where:</i> <u><i>5. The site is not within a Drinking Water Source Protection Zone (SPZ).</i></u>
Mineral Extraction Zone	MINZ - R2	Support in part	We support this rule in part but recommend the same amendment as noted for MINZ-R1.	Amend MINZ-R2 as follows: <i>Activity Status Permitted</i> <i>Where:</i> <u><i>9. The site is not within a Drinking Water Source Protection Zone (SPZ).</i></u>
Mineral Extraction Zone	MINZ - R3	Support in part	We support this rule in part but recommend the same amendment as noted for MINZ-R1.	Amend MINZ-R3 as follows: <i>Activity Status Permitted</i> <i>Where:</i> <u><i>9. The site is not within a Drinking Water Source Protection Zone (SPZ).</i></u>
Mineral Extraction Zone Mineral Extraction Zone Mineral Extraction Zone Mineral Extraction Zone	MINZ - R4 MINZ - R5 Controlled Activities MINZ - R6	Support Support Support in part	We support this rule. We support this rule. We support this rule but recommend, as mentioned in MINZ-R1 that there is an overlay created for Drinking Water Source Protection Zones (SPZ), and that mining activity should be subject to the overlay of the Drinking Water Source Protection Zone.	Retain rule. Retain rule. Amend MINZ-R6 as follows: <i>Activity Status Controlled</i> <i>Matters of control are:</i> <u><i>m. The site being not within a Drinking Water Source Protection Zone (SPZ).</i></u> Noting the addition of Water Source Protection Zone Overlay rules is recommended .
Mineral Extraction Zone Mineral Extraction Zone	Restricted Discretionary Activities MINZ - R7	Support Support in part	We support this rule. We support this rule but recommend, as mentioned in MINZ-R1 that there is an overlay created for Drinking Water Source Protection Zones (SPZ), and that mining activity should be subject to the overlay of the Drinking Water Source Protection Zone.	Retain rule. Amend MINZ-R7 as follows: <i>Activity Status Restricted Discretionary</i> <i>Discretion is restricted to:</i> <u><i>m. The site being not within a Drinking Water Source Protection Zone (SPZ).</i></u> Noting the addition of Water Source Protection Zone Overlay rules is recommended .
Mineral Extraction Zone Mineral Extraction Zone Mineral Extraction Zone Mineral Extraction Zone Mineral Extraction Zone	Discretionary Activities MINZ - R8 Non-complying Activities MINZ - R9 MINZ - R10	Support Support Support	We support this rule. We support this rule. We support this rule.	Retain rule. Retain rule. Retain rule.
Māori Purpose Zone Māori Purpose Zone	MPZ Māori Purpose Zone			

Māori Purpose Zone	Overview	Support	Te Mana Ora supports Poutini Ngāi Tahu being enabled to exercise tino rangatiratanga in relation to their own lands, to allow for their unique social, cultural, environmental and economic needs to be met. Poutini Ngāi Tahu have strong social connections and strong connections to the natural environment which nourishes physical, emotional, and cultural wellbeing. Poutini Ngāi Tahu rural businesses provide quality employment and job security which increases health and wellbeing for people and communities, as well as making it easier to pursue a healthy lifestyle.	
Māori Purpose Zone	Māori Purpose Zone Objectives	Support	We support this objective.	Retain objective
Māori Purpose Zone	MPZ - O1	Support	We strongly support this objective which recognises the importance of provision of safe, nurturing environments for ngā uri (descendants), whānau (family), hapū (extended family), iwi me ngā manuhiri (tribe and visitors).	
Māori Purpose Zone	MPZ - O2	Support	We support this objective.	Retain objective
Māori Purpose Zone	MPZ - O3	Support	We support this objective.	Retain objective
Māori Purpose Zone	Māori Purpose Zone Policies	Support	We support this policy.	Retain policy.
Māori Purpose Zone	MPZ - P1	Support	We support this policy.	Retain policy.
Māori Purpose Zone	MPZ - P2	Support	We support this policy.	Retain policy.
Māori Purpose Zone	MPZ - P3	Support	We support this policy.	Retain policy.
Māori Purpose Zone	MPZ - P4	Support	We support this policy.	Retain policy.
Māori Purpose Zone	MPZ - P5	Support	We support this policy.	Retain policy.
Māori Purpose Zone	MPZ - P6	Support	We support this policy.	Retain policy.
Māori Purpose Zone	Māori Purpose Zone Rules			
Māori Purpose Zone	Note:			
Māori Purpose Zone	Permitted Activities			
Māori Purpose Zone	MPZ - R1	Support	We support this rule and the residential unit densities shown in clause (1) as the minimum lot sizes should be adequate to support on-site wastewater systems operating in a sanitary manner, ensuring the effluent is adequately treated on site so as to not cause a nuisance to neighbouring properties.	Retain rule.
Māori Purpose Zone	MPZ - R2	Support	We support this rule.	Retain rule.
Māori Purpose Zone	MPZ - R3	Support	We support this rule.	Retain rule.
Māori Purpose Zone	MPZ - R4	Support	We support this rule.	Retain rule.
Māori Purpose Zone	MPZ - R5	Support	We support this rule.	Retain rule.
Māori Purpose Zone	MPZ - R6	Support	We support this rule.	Retain rule.
Māori Purpose Zone	MPZ - R7	Support	We support this rule setting appropriate standards for relocated building used as dwellings for good public health outcomes and community resilience.	Retain rule.
Māori Purpose Zone	MPZ - R8	Support	We support this rule and appropriate standards in the Plan for residential visitor accommodation activities.	Retain rule.
Māori Purpose Zone	MPZ - R9	Support	We support this rule.	Retain rule.
Māori Purpose Zone	MPZ - R10	Support	We support this rule.	Retain rule.
Māori Purpose Zone	Restricted Discretionary Activities			
Māori Purpose Zone	MPZ - R11	Support	We support this rule.	Retain rule.
Māori Purpose Zone	MPZ - R12	Support	We support this rule.	Retain rule.
Māori Purpose Zone	MPZ - R13	Support	We support this rule.	Retain rule.
Māori Purpose Zone	MPZ - R14	Support	We support this rule on Māori Purpose Zones (MPZ), however we recommend that the addition of Drinking Water Source Protection Zones (SPZs) to ensure that sources of community reticulated/networked water supplies are fully excluded from intensive indoor primary production. We recommend an overlay layer for drinking water infrastructure be developed for West Coast community networked drinking water supply sources in accordance with Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007, as discussed in INF-P7. This will help ensure that contamination and discharge incidents do not have an adverse impact on drinking water supply sources.	Amend MPZ-R14 as follows: Activity Status Restricted Discretionary Where: <u><a href="#">3. The activity does not occur within a Drinking Water Source Protection Zone (SPZ).</a></u>
Māori Purpose Zone	MPZ - R15	Support	We support this rule.	Retain rule.
Māori Purpose Zone	MPZ - R16	Support	We support this rule.	Retain rule.
Māori Purpose Zone	MPZ - R17	Support	We support this rule.	Retain rule.
Māori Purpose Zone	MPZ - R18	Support	We support this rule.	Retain rule.
Māori Purpose Zone	Discretionary Activities			
Māori Purpose Zone	MPZ - R19	Support	We support this rule.	Retain rule.
Māori Purpose Zone	MPZ - R20	Support	We support this rule.	Retain rule.
Māori Purpose Zone	MPZ - R21	Support	We support this rule.	Retain rule.
Māori Purpose Zone	MPZ - R22	Support	We support this rule.	Retain rule.
Māori Purpose Zone	MPZ - R23	Support	We support this rule.	Retain rule.
Māori Purpose Zone	MPZ - R24	Support	We support this rule.	Retain rule.
<b>Port Zone Section</b>				
Port Zone	PORTZ			
Port Zone	Port Zone			
Port Zone	Overview	Support	Te Mana Ora supports the two major ports of Greymouth and Westport in the port zone (PORTZ) as well designed critical infrastructure assets are essential for thriving communities. Prosperous businesses associated with the major ports, especially fishing and fish processing, provide quality employment and job security which promotes the health and wellbeing of residents as well as making it easier to pursue a healthy lifestyle.	
Port Zone	Port Zone Objectives			
Port Zone	PORTZ - O1	Support	We support this objective.	Retain objective.
Port Zone	PORTZ - O2	Support	We support this objective.	Retain objective.
Port Zone	Port Zone Policies			
Port Zone	PORTZ - P1	Support	We support this policy.	Retain policy.
Port Zone	PORTZ - P2	Support	We support this policy.	Retain policy.
Port Zone	PORTZ - P3	Support	We support this policy.	Retain policy.
Port Zone	PORTZ - P4	Support	We support this policy.	Retain policy.
Port Zone	PORTZ - P5	Support	We support this policy.	Retain policy.
Port Zone	PORTZ - P6	Support	We support this policy.	Retain policy.
Port Zone	Port Zone Rules			
Port Zone	Permitted Activities			

Port Zone	PORTZ - R1	Support	We support this rule as it recognises the importance of management of odour nuisances, vibration, air blast pressure, noxious or offensive odours, and management of stormwater run-off on the impacts on amenity nearby and/or adjacent sensitive land uses (e.g. residential).	Retain rule.
Port Zone	PORTZ - R2	Support	We support this rule.	Retain rule.
Port Zone	PORTZ - R3	Support	We support this rule.	Retain rule.
Port Zone	PORTZ - R4	Support	We support this rule.	Retain rule.
Port Zone	PORTZ - R5	Support	We support this rule.	Retain rule.
Port Zone	Controlled Activities			
Port Zone	PORTZ - R6	Support	We support this rule as it recognises the importance of noise insulation and internal air quality for residential units within the Port Zone (PORTZ). This provides protection and supports good public health.	Retain rule.
Port Zone	Restricted Discretionary Activities			
Port Zone	PORTZ - R7	Support	We support this rule as it recognises the importance of management of noise, light and hazardous substances within the Port Zone (PORTZ) on nearby and/or adjacent sensitive land uses (e.g. residential).	Retain rule.
Port Zone	PORTZ - R8	Support	We support this rule.	Retain rule.
Port Zone	PORTZ - R9	Support	We support this rule.	Retain rule.
Port Zone	Discretionary Activities			
Port Zone	PORTZ - R10	Support	We support this rule.	Retain rule.
Port Zone	PORTZ - R11	Support	We support this rule as it recognises the importance of management of hazardous substances within the Port Zone (PORTZ) on nearby and/or adjacent sensitive land uses (e.g. residential).	Retain rule.
Port Zone	Non-complying Activities			
Port Zone	PORTZ - R12	Support	We support this rule.	Retain rule.
<b>Stadium Zone Section</b>				
Stadium Zone	STADZ			
Stadium Zone	Stadium Zone			
Stadium Zone	Overview	Support	Te Mana Ora supports the two major stadium facilities in the stadium zone (STADZ). These facilities help support healthy and resilient communities. Well-designed public spaces and facilities encourage use by local residents and support social, cultural, physical and emotional wellbeing.	
Stadium Zone	Stadium Zone Objectives			
Stadium Zone	STADZ- O1	Support	We support this objective.	Retain objective.
Stadium Zone	STADZ- O2	Support	We support this objective.	Retain objective.
Stadium Zone	Stadium Zone Policies			
Stadium Zone	STADZ - P1	Support	We support this policy.	Retain policy
Stadium Zone	STADZ - P2	Support	We support this policy.	Retain policy
Stadium Zone	STADZ - P3	Support	We strongly support this policy as it recognises the adverse effects noise associated with the operation of stadiums on neighbouring sensitive land uses (e.g. residential).	Retain policy.
Stadium Zone	Stadium Zone Rules			
Stadium Zone	Note:			
Stadium Zone	Permitted Activities			
Stadium Zone	STADZ - R1	Support	We support this rule.	Retain rule.
Stadium Zone	STADZ - R2	Support	We support this rule.	Retain rule.
Stadium Zone	STADZ - R3	Support	We support this rule.	Retain rule.
Stadium Zone	STADZ - R4	Support	We support this rule.	Retain rule.
Stadium Zone	Restricted Discretionary Activities			
Stadium Zone	STADZ - R5	Support	We support this rule.	Retain rule.
Stadium Zone	Non-complying Activities			
Stadium Zone	STADZ - R6	Support	We support this rule.	Retain rule.
Stadium Zone	STADZ - R7	Support	We support this rule.	Retain rule.
Stadium Zone	STADZ - R8	Support	We support this rule.	Retain rule.
<b>Scenic Visitor Zone Section</b>				
Scenic Visitor Zone	SVZ			
Scenic Visitor Zone	Scenic Visitor Zone			
Scenic Visitor Zone	Overview	Support	Te Mana Ora supports the balanced management of scenic visitor zones (SVZ) which are essential to ensuring good health outcomes for residents and visitors to Fox Glacier/Weheka, Franz Josef/Waiiau and Punakaiki. We agree that these are important areas of spectacular natural and cultural value, while at the same time being threatened by significant natural hazards which are likely to be exacerbated by global warming. Prosperous tourism businesses provide quality employment and job security which increases health and wellbeing of residents as well as making it easier to pursue a healthy lifestyle.	
Scenic Visitor Zone	Scenic Visitor Zone Objectives			
Scenic Visitor Zone	SVZ - O1	Support	We support this policy.	Retain policy.
Scenic Visitor Zone	SVZ - O2	Support	We strongly support this objective as it recognises potential negative impacts of natural hazards on Fox Glacier and Franz Josef, and supports the managed retreat of these townships into areas of lower risks of hazards.	Retain policy.
Scenic Visitor Zone	Scenic Visitor Zone Policies			
Scenic Visitor Zone	SVZ - P1	Support	We strongly support this policy particularly clauses (c) and (e) as they recognise the importance of natural hazards and the avoidance of further development in areas of greatest risk for overall community (resident and visitor) health and safety.	Retain policy.
Scenic Visitor Zone	SVZ - P2	Support	We strongly support this policy as it provides for managed retreat of new commercial development areas to areas of lower risk from natural hazards for overall community (resident and visitor) health and safety.	Retain policy.
Scenic Visitor Zone	SVZ - P3	Support	We support this policy.	Retain policy.
Scenic Visitor Zone	SVZ - P4	Support	We support this policy.	Retain policy.
Scenic Visitor Zone	SVZ - P5	Support	We support this policy.	Retain policy.
Scenic Visitor Zone	SVZ - P6	Support	We strongly support this policy, particularly clauses (c) and (e) as they recognise the importance of natural hazards and the avoidance of further development in areas of greatest risk for overall community (resident and visitor) health and safety.	Retain policy.
Scenic Visitor Zone	SVZ - P7	Support	We support this policy.	Retain policy.
Scenic Visitor Zone	Scenic Visitor Zone Rules			
Scenic Visitor Zone	Note:			
Scenic Visitor Zone	Permitted Activities			

Scenic Visitor Zone	SVZ - R1	Support	We support this rule.	Retain rule.
Scenic Visitor Zone	SVZ - R2	Support	We support this rule.	Retain rule.
Scenic Visitor Zone	SVZ - R3	Support	We support this rule.	Retain rule.
Scenic Visitor Zone	SVZ - R4	Support	We support this rule.	Retain rule.
Scenic Visitor Zone	Restricted Discretionary Activities			
Scenic Visitor Zone	SVZ - R5	Support	We support this rule.	Retain rule.
Scenic Visitor Zone	Discretionary Activities			
Scenic Visitor Zone	SVZ - R6	Support	We support this rule.	Retain rule.
Scenic Visitor Zone	SVZ - R7	Support	We support this rule.	Retain rule.
Scenic Visitor Zone	Non-complying Activities			
Scenic Visitor Zone	SVZ - R8	Support	We support this rule.	Retain rule.
Scenic Visitor Zone	SVZ - R9	Support	We support this rule.	Retain rule.

**Development Areas Section**

Development Areas	DEVELOPMENT AREAS
Development Areas	Kumara Junction Developments

**Designations Section**

**PART 4 - APPENDICES Section**

**Schedules Section**

**SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS Section**

**SCHED1B - SCHEDULE OF ARCHEOLOGICAL SITES Section**

**SCHED2 - SCHEDULE OF NOTABLE TREES Section**

**SCHED3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI Section**

**SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS Section**

**SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES Section**

**SCHED6 - SCHEDULE OF OUTSTANDING NATURAL FEATURES Section**

**SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER Section**

**SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER Section**

**SCHED9 - LAWFULLY ESTABLISHED MINERAL EXTRACTION AND PROCESSING AREAS Section**

**SCHED10 - PREVIOUSLY MINED LOCATIONS IN THE RURAL AND OPEN SPACE AND RECREATION ZONES Section**

**Appendices Section**

**Appendix One: Transport Performance Standards Section**

**Appendix Two: Recession Planes Section**

**Appendix Three: Design Guidelines Section**

**Appendix Four: Accidental Discovery Protocols Section**

**Appendix Five: Statutory Acknowledgements Section**

**Appendix Six: Nohoanga Entitlements Section**

**Appendix Seven: Mineral Extraction Management Plan Requirements Section**

**Appendix Eight: Community Living Precinct Concept Plans Section**

**Appendix Nine: Airport Approach Path Overlay Section**

**Appendix Ten: New Zealand Archaeological Association Sites of Māori Origin Section**







































































